



## **Ruffec (16)**

A renovated 3 bedroom farmhouse with outbuildings set in an isolated position in 13 hectares of land. The property is set on a hillside and has views across fields and the valley. It is situated near to the towns of Ruffec, Champagne Mouton and Chasseneuil that have all the necessary shops and schools.

*Ground floor:* Kitchen (18 sq m), living room (20 sq m) with a fireplace/wood burner and doors onto the front garden, bathroom with wc.

*First floor:* Large landing, 3 double bedrooms, shower room with wc.

There are two very large barns, one of which has 5 loose boxes and a 3<sup>rd</sup> large outbuilding that could be transformed into an indoor schooling ring, plus there are two other outbuildings.

13 hectares – including a private formal garden with a duck pond, fields and some woodland.

**280,900 euros**  
(agent's fees incl)

**LT 1960/10187SE16**

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