



€170200 - Charming Village Home Between Ruffec and Mansle



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 195,786.25

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	16.06.2025

Beschreibung:

Located in a very pretty village between Ruffec and Mansle, this beautiful house captivates from the entrance with its old, character-filled porch. The ground floor offers a spacious and bright 70 m2 living room, one bedroom, a bathroom with toilet, as well as a fitted kitchen, a pantry, and a wine cellar, all on this level.

Upstairs, you'll find two bedrooms (one which has a sloping ceiling), one with a walk-in wardrobe, a landing, an insulated attic (not suitable for conversion), and a toilet.

The exterior is equally charming, with a lovely front courtyard, a beautiful walled garden at the back, and a well. The property also includes a garage, a small outbuilding, and an additional room with a flagstone floor.

A property full of charm and potential, ideal for lovers of authenticity and tranquillity. Immediately habitable, but in the sanitation system will need to be replaced, the electricity brought up to date and the windows changed to double glazing if desired.

Ground Floor:



Kitchen: 23 m2 - Tiled floor

Living Room: 70 m2 - Tiled floor, exposed beams

Bedroom: 25 m2 - Wooden flooring

Bathroom: 8 m2 - Tiled floor, bathtub, sink, bidet

Pantry: 24 m2 - Lino over concrete

Wine Cellar: 12 m2 - Concrete floor

First Floor:

Landing: 2 m2 - Wooden floor

Bedroom: 16 m2 - Wooden floor, with a 5 m2 walk-in wardrobe

Bedroom: 9 m2 Wooden floor

Toilet: 3 m2 - Wooden floor, sink

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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	162 m ²
Grundstücksgröße:	1.862 m ²

Zimmerdetails

Zimmer insgesamt:	4
Innenausstattung:	Fitted kitchen



Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX7.185.407

