



€159500 - Family Home with 4 Bedrooms, Garden, Pool & Outbuilding - Between Ruffec and Villefagnan



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 187,817.55

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	24.06.2025

Beschreibung:

Located in a peaceful and picturesque hamlet between Ruffec and Villefagnan, this spacious family home offers generous living areas and great potential.

On the ground floor, the property features a comfortable master suite, a fully equipped kitchen with direct access to the utility room/pantry, and a spacious living room (requires some refreshing) with wood-burning insert. A staircase from the living room leads to a mezzanine-style space that could be converted into an office, reading nook, or mezzanine area. The living room opens onto a bright veranda with views of the garden.

Upstairs, you'll find three bedrooms—all overlooking the garden—a shower room, and a separate toilet. In total, the house has three bathrooms, including one in need of renovation, offering flexible options for further development.

Outside, the attractive garden includes a 'Waterair' swimming pool (installed 8 years ago), currently non-functional but repairable. The garage houses a wood pellet boiler (installed in 2015) that provides central heating and hot water. The pellet silo can hold up to 3 tonnes of pellets. A 60 m2 stone barn completes the property—ideal for storage or conversion into additional living space.



This charming property, full of character and potential, is perfect for a family seeking a peaceful countryside lifestyle.

Additional Features:

- * New septic system installed in 2019
 - * Roof redone in 2015
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Ground Floor:

- Entrance (7m2) : tiled floor, storage cupboard
 - Fitted Kitchen (19m2) : tiled floor, large patio doors
 - Utility Room (5m2) : old Bathroom (4m2) to renovate
 - Living Room (28m2) : laminate flooring, insert fireplace, access to mezzanine-level room
 - Veranda (16m2) : laminate flooring, lovely garden views
 - Master Bedroom (16m2) : laminate flooring, Ensuite Bathroom (5m2) : bath, sink (to finish)
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First Floor:

- Landing (4m2) : wood flooring
 - Bedroom 1 (12.5m2) : wood flooring, Velux window, garden view
 - Bedroom 2 (11m2) : wood flooring, Velux window, garden view
 - Bedroom 3 (12m2) : laminate flooring, garden view
 - Shower Room (6m2) : laminate flooring, 2 hand basins, shower, towel radiator, Velux
 - WC (1m2) : wood flooring
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Exterior:



-Garden with 8-year-old "Waterair" pool (liner and pump included; needs repair)

-Garage with pellet boiler and silo

-Stone barn of 60 m²

Total land area: 1,422 m²

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

Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m ² :	146 m ²
Grundstücksgröße:	1.422 m ²

Zimmerdetails

Zimmer insgesamt:	6
Innenausstattung:	Fitted kitchen

Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
Anzahl Etagen:	2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

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

IMLIX ID:	IX7.193.808
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IMLIX

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<https://www.imlix.com/de/>

