



## €124500 - Pretty Detached Stone Property. Ideal Holiday Home

### 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:               | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 145,462.29 |

### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Ruffec             |
| Veröffentlicht:       | 08.07.2025         |

### Beschreibung:

Pretty character stone property situated in a village between Ruffec and Sauze-Vaussais for all your main commerce and access to the N10. Nearby, there are a couple of restaurants, a boulangerie, and a school.

This detached character property is an ideal lock-up-and-leave holiday home, or as an investment for renting, and in detail comprises :-

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On the first floor:

Open-plan living area with a fitted corner kitchen (50m<sup>2</sup>). This lovely light room has windows with views over the surrounding countryside and the garden. It has a tiled floor, beams and exposed stone, and an insert wood burner. French windows lead onto a balcony/decking with steps down to the garden.

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On the ground floor:



- Entrance hall (6m2) : tiled floor
  - Bedroom 1 (16m2) : tiled floor
  - Bedroom 2 (9m2) : tiled floor
  - Bedroom 3 (6m2) : tiled floor
  - Bathroom (5m2) : tiled floor, shower, bath wc and handbasin
  - Storeroom (5m2) : tiled floor, hot water tank
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Outside:

- Garden
  - Off road parking
  - Storage area underneath the decking
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All on a surface area of 848m2

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 3                  |
| Badezimmer:              | 1                  |
| Fertige m <sup>2</sup> : | 96 m <sup>2</sup>  |
| Grundstücksgröße:        | 848 m <sup>2</sup> |

## Zimmerdetails

|                   |   |
|-------------------|---|
| Zimmer insgesamt: | 4 |
|-------------------|---|

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen



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URL der virtuellen Tour:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## **Kontaktinformation**

IMLIX ID:

IX7.236.568

