



Exceptional Riverside Property in the Heart of Ruffec - €336800



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 396,289.87

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	22.01.2026

Beschreibung:

TIC Immobilier is pleased to present, as an exclusive listing, this superb and rare property enjoying a highly sought-after location in the very heart of Ruffec, set alongside a stream that flows into the River Lien, offering a living environment that is both central and peaceful. Ideally located, the property is just a few minutes' walk from shops, schools, restaurants, and bars ☑ everything is accessible on foot.

Fully renovated in recent years, the house has undergone extensive, high-quality works, including the installation of a new compliant septic system, complete roof refurbishment, insulation and lining, electrical and plumbing upgrades to current standards, as well as the creation of a modern kitchen and two bathrooms, one on the ground floor and one upstairs.

The kitchen has retained charming original features that are now decorative, including a stone sink and a small fireplace with its original stone hob, adding character and authenticity to the space.

No work is required ☑ the house is ready to move into immediately. Simply unpack and enjoy the beautiful covered terrace, formerly a lavoir, a true haven of peace where you can relax while listening to the gentle flow of the stream.

A rare opportunity combining comfort, quality renovation, and an exceptional location.

Ground floor:

-Kitchen (16m²): laminate flooring, fully equipped



- Living room (10m²): laminate flooring, access to covered terrace/private laundry room
- Entrance hall/study (17m²): laminate flooring
- Bathroom (4m²): linoleum flooring, WC, washbasin, shower/small bathtub, mechanical ventilation
- Living room or 3rd Bedroom (27m²): tiled flooring, 3 x French windows

Upstairs:

- Landing (4m²): parquet flooring, exposed beams
- Bedroom (8m²): parquet flooring, exposed beams
- Bedroom (14m²): parquet flooring, exposed beams
- Shower room (6m²): linoleum flooring, walk-in shower, WC, washbasin

Outside:

- Carport: concrete floor, space for 1 car
- Shed
- Enclosed park/garden bordering the stream that joins the Lien

All on a 2,832m² plot

Allgemein

Schlafzimmer:	2
Badezimmer:	2
Fertige m ² :	106 m ²
Grundstücksgröße:	2832 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	5
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/V3MpdL2YPEE>

Kontaktinformation

IMLIX ID: IX8.083.086



IMLIX

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

