



Charming Stone Property Near Ruffec For Sale - €149,000



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 175,318.26

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	09.02.2026

Beschreibung:

Beautiful character stone country property located close to Ruffec. The house offers many original features, including exposed beams and wooden flooring upstairs, giving it plenty of charm and authenticity. The property benefits from a courtyard to the front, a garden to the rear, as well as a separate plot ideal for growing your own vegetables. A barn / garage is located opposite the house, offering a range of possibilities.

At the heart of the home is a spacious kitchen / dining room. There is also an impressive 58 m2 living room, complete with a built-in bar, perfect for social evenings with family and friends. The property is equipped with oil-fired central heating, complemented by a wood-burning stove in the living room for cosy and comfortable evenings.

The layout allows for ground-floor living, with a bedroom on the ground floor, a bathroom and a separate WC. Upstairs, there are three additional bedrooms, ideal for accommodating family and guests.

A charming property offering generous living space in a peaceful and pleasant setting.

GROUND FLOOR:

- Kitchen (40m2): tiled floor, stone walls, exposed beams, fully equipped
- Bathroom (10m2): tiled floor, bath, washbasin, shower
- Toilet (1m2): tiled floor



- Boiler room (3m²): tiled floor, boiler, washing machine connection
- Laundry room (12m²): tiled floor
- Bedroom 1 (13m²): tiled floor, French windows
- Hallway (3m²): tiled floor
- Living room (58m²): tiled floor, fireplace insert, built-in bar

FIRST FLOOR:

- Landing (8m²): wooden floor
- Bedroom 2 (15m²): wooden floor
- Bedroom 3 (14m²): wooden floor
- Bedroom 4 (14m²): wooden floor with private WC: wooden floor, washbasin
- Attic area

EXTERIOR:

- Front courtyard
- Barn opposite with space for 1 car
- Terrace and garden at the rear
- Extra non-adjointing garden vry close by

All on a surface area of 1092m²

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	192 m ²
Grundstücksgröße:	1092 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/8CwnIYPCmZA
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Kontaktinformation

IMLIX ID:	IX8.157.821
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IMLIX

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

