



A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m² - €93,500



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 109,721.14

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	27.04.2026

Beschreibung:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property requires some interior updating, decoration, new bathroom, new kitchen. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world. Please note that there is a small land slide which requires attention, quote for repairs: 21 000 euros.

Ground Floor :

Entrance 3m² Tiled floor
Kitchen 10m² Tiled floor
Laundry Room 5m² Concrete floor, recent hot water tank
WC 1m² Tiled floor
Sitting Room 27m² Wood floor, insert wood burner, patio door to wood terrace with views

Upstairs :

Landing 5m² Wood floor
Bedroom 9m² Wood floor
Bedroom 12m² Wood floor
Bedroom 14m² Wood floor
Bathroom 3m² Bath with shower, hand basin

Outside :



Wood terrace with views across the gardens and to the river Courtyard with access to a cellar, attached garage with electric up-and-over door and storage above. Lower gardens with river frontage. After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	89 m ²
Grundstücksgröße:	7645 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	4
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/Jh130T85Lpc>

Kontaktinformation

IMLIX ID: IX8.409.153

