



5 Bedroom Village House With Delightful Grounds Close to Ruffec - €234,000

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 272,413.26

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16240
Veröffentlicht:	02.06.2026

Beschreibung:

An attractive village house 6 kms from Ruffec set back from the road with privacy and intimacy. Large living area with its 5 bedrooms and 4 reception rooms. The roof has been overhauled in 2018, a new sanitation system installed in 2021 and a new heat exchange pump heating system in 2022. The ground floor could easily accommodate a guest annexe for flexible living space. Outside has an attached barn with space to park two cars and the mature gardens are beautiful on a total plot size of 2401m².

Ground Floor:

Entrance 12m² Linoleum flooring WC 1m² Linoleum flooring Bathroom 4m² Linoleum flooring, bathtub with shower, sink Living Room 16m² Laminate flooring Office 10m² Laminate flooring Fitted Kitchen 20m² Linoleum flooring leading to Sitting Room 18m² Parquet, doors to the garden Living Room 17m² Linoleum flooring, wood-burning stove Bedroom 10m² Carpet, stone

First Floor:

Landing 10m² Wooden flooring and carpet, built-in wardrobes Bedroom 13m² Wooden flooring, wardrobe Bedroom 10m² Carpet, sloping ceiling WC 1m² Linoleum flooring Bathroom 8m² Linoleum flooring, bathtub with shower, sink Bedroom 13m² Carpet Bedroom 16m² Flooring to be finished (currently plywood)

Exterior:



Large front courtyard with a well, enclosed rear garden with several fruit trees Including a walnut tree and two taps. Adjoining barn of approximately 90m² with workshop and electricity on site. Small hangar and a small storeroom.

Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m ² :	179 m ²
Grundstücksgröße:	2401 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	9
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SO

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: https://youtu.be/GRR_KxSJGmw

