



Stunning Country House Between Ruffec and Verteuil-sur-Charente - €271270



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 309,287.81

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	20.06.2026

Beschreibung:

Renovated by artisans, this beautiful, stylish 4-bedroomed country house with its traditional slate roof is perfectly situated in a quiet village between Ruffec and the renowned village of Verteuil-sur-Charente. For those with restricted mobility, the property benefits from a bedroom and bathroom on the ground floor, and upstairs a further three bedrooms and a shower room to complete to your own taste with water supply and evacuation already installed.

Enjoy the cosy winter evenings in the lounge with the wood pellet burner, and simply descend to the cellar to find that perfect wine to accompany your evening meal.

With the barn and outbuildings, there are plenty of projects that can be created. The hangar has space to park 2 vehicles, giving shelter from the Charentais sunshine and the cold winter days. The four a pain requires a little restoration work to enjoy traditional home-made bread and pizzas.

The is a property not to be missed, contact us today to book a viewing!

Ground floor:

Kitchen (34m²): tiled floor, partially fitted, exposed beams, pellet stove with Wi-Fi
Living room (25m²): wooden floor, stove, stone features, exposed beams
Hall (2m²): tiled floor
Bedroom 1 (14m²): laminate flooring, wardrobe
Laundry room (2m²): tiled floor
Bathroom (8m²): tiled floor, bath, washbasin, toilet, shower, exposed beams, heated towel rail



First floor:

Landing (8.5m²): wooden floor, skylight
Room intended for a shower room (3.5m²): tiled floor, heated towel rail, water supply and drainage in place
Bedroom 2 (10m²): carpeted floor
Bedroom 3 (21m²): seagrass flooring on wooden floorboards
Bedroom 4 (14m²): carpet on wooden floorboards
Attic (25m²): linoleum on wooden floorboards, 1 window, stone walls, skylight

Outside:

Cellar beneath part of the living room: clay floor
Garden
Stables + upper floor
Hangar: space for 2 cars
Chicken coop
Barn
Bread oven in need of restoration
Vegetable garden

All on a plot size of 2090m²

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	140 m ²
Grundstücksgröße:	2090 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/3cJIMZ57zVA>

Kontaktinformation

IMLIX ID: IX8.625.188

