



## Stunning 5-Bedroom Villa With Swimming Pool - Between Ruffec and Verteuil-sur-Charente - €399,950



### 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:               | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 456,224.45 |

#### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Ruffec             |
| Postleitzahl:         | 16700              |
| Veröffentlicht:       | 06.07.2026         |

#### Beschreibung:

A rare find in the Charente, this exceptional, high-end villa boasts an outstanding energy rating (DPE) of A, and is located only a short drive from both Ruffec and the renowned village of Verteuil-sur-Charente.

Built in 2015, the property is well-insulated throughout, with aluminium double glazing, electric shutters and underfloor heating powered by a heat-exchange pump which also provides hot water. The heating system is controlled in two zones making it more energy efficient. A generous 257m<sup>2</sup> of living space and the annual electric cost is just 1700€.

The master bedroom has its own dressing room and private bathroom, three of the five bedrooms have built-in wardrobes, and the fifth bedroom could equally be used as an office and has direct access to the garden.

The double garage has access directly into the property via the utility room, and includes plenty of space on the mezzanine for storage. There is also a covered carport for additional vehicles.

The terraced swimming pool is perfectly positioned, whether you choose to relax on a sun lounger around the pool, or prefer to take respite in the shade beneath the covered terrace. To complete this idyllic property, it is surrounded by a beautifully maintained garden.

This stunning villa is ready for you to move in straight away, just bring your suitcase. Book a viewing with



us today!

Single-Storey Villa:

Entrance hall (6.5m<sup>2</sup>): "Design Flooring", built-in cupboard

Living room (63m<sup>2</sup>): "Design Flooring", 2 x bay windows

Kitchen (52.5m<sup>2</sup>): "Design Flooring", bay window, fitted

Games Room / Study (9m<sup>2</sup>): "Design Flooring"

Toilet (1m<sup>2</sup>): "Design Flooring"

Pantry / Utility Room (11m<sup>2</sup>): "Design Flooring"

Laundry Room (14m<sup>2</sup>): "Design Flooring", built-in cupboard

Bathroom (12m<sup>2</sup>): "Design Flooring"

Bedroom 1 (15m<sup>2</sup>): "Design Flooring" with walk-in wardrobe (11m<sup>2</sup>) and en-suite shower room (8m<sup>2</sup>):  
walk-in shower, 2 washbasins

Study / Bedroom 5 (15m<sup>2</sup>): external door, "Design Flooring"

Bedroom 2 (15m<sup>2</sup>): "Design Flooring", built-in wardrobe

Bedroom 3 (15m<sup>2</sup>): "Design Flooring", built-in wardrobe

Bedroom 4 (12m<sup>2</sup>): "Design Flooring", built-in wardrobe

Hallway (14m<sup>2</sup>): "Design Flooring"

Toilet (1m<sup>2</sup>): "Design Flooring"

Bathroom (12m<sup>2</sup>): "Design Flooring", bath, washbasin, walk-in shower

Hallway (5m<sup>2</sup>): fitted wardrobes, storage

Outside Features :

Garage (57m<sup>2</sup>) with mezzanine: space for 2 cars

Carport: exposed aggregate concrete

Canopy

Porch

8x4m swimming pool (thermal polystyrene), salt-water treatment

Partially enclosed garden

2 covered terraces (front and rear)

Garden sheds

Underground water collection tank

Gebaut: 2015

## Allgemein

Schlafzimmer: 5

Badezimmer: 2

Fertige m<sup>2</sup>: 257 m<sup>2</sup>

Grundstücksgröße: 3400 m<sup>2</sup>

Stockwerk Nummer: 1

## Zimmerdetails

Zimmer insgesamt: 8

## Gebäudedetails

Anzahl Etagen: 1

Ausrichtung: SO



# IMLIX

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

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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

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

## Kontaktinformation

IMLIX ID: IX8.681.664

