



Character Home with Guest Suites and Commercial Possibilities On One Acre - €220,000



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 253,845.95

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	31.07.2026

Beschreibung:

Set on approximately one acre of grounds between Ruffec and Sauze-Vaussais, this substantial family home offers exceptional versatility and potential. The property could serve as a spacious private residence, while also presenting excellent opportunities for a Bed and Breakfast, an Airbnb venture, or even the continuation of a successful bar and restaurant business with on-site accommodation. Inside, the home features three generously sized double bedrooms, each with its own en-suite bathroom, providing comfort and privacy for guests or family members alike. In addition, there is a further bedroom located within an attached annexe. With some updating, this space could easily be transformed into a fully independent rental unit, adding further income potential. With its flexible layout, generous outdoor space, and range of possible uses, this property represents a unique opportunity in the heart of the Poitou-Charentes.

GROUND FLOOR:

Entrance hall (15m²): Tiled floor
Living room (44m²): Tiled floor, wood-burning stove
Dining room (38m²): Wooden flooring, wood-burning stove
Kitchen (22m²): Vinyl flooring
Scullery/Utility room (14m²): Tiled floor
Two storerooms (9m² and 6m²): Tiled floor
Hallway (4m²): Vinyl flooring, access to wine cellar (38m² with earth floor)
Two toilets (5m² and 2m²): Vinyl flooring, washbasin

FIRST FLOOR:

Landing (6m²): Carpeted
Bedroom (32m²): Carpeted; en-suite shower room (4m²): Laminate flooring,



washbasin, shower; toilet (2m2): Laminate flooring, washbasinBedroom (14m2): Carpeted; en-suite shower room (4m2): Vinyl flooring, toilet, washbasin, showerBedroom (25m2): Carpeted; en-suite shower room (4.5m2): Laminate flooring, shower, toilet, washbasinRoom (14m2): Wooden flooringLiving room (34m2): Wooden flooring, pellet stoveBathroom (5m2): Wooden flooring, bathtub, toilet, washbasinBedroom (14m2): Wooden flooring

ATTIC:

Convertible space (access via staircase from the landing) windows already in place

EXTERIOR:

Large front courtyard with a well, ample parking space, rear garden, open barn, summer bar, storage hangar

Allgemein

Schlafzimmer:	4
Badezimmer:	4
Fertige m ² :	342 m ²
Grundstücksgröße:	4316 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	8
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/8ZvXcPMq1_w
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Kontaktinformation

IMLIX ID:	IX8.792.428
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