



Country House near Ruffec with Development Potential - €80645



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 93,869.72

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	01.09.2026

Beschreibung:

This country house, just 6km from the town of Ruffec, is situated in a quite hamlet and offers plenty of potential for its future owner.

The property could easily be transformed into a 3-bedroom home by converting the existing attic space. It could also make an interesting rental investment, thanks to its location close to Ruffec and the main routes to Poitiers and Angoulême. Equally it would work well as a second home.

The house benefits from having an attached barn, which could be used to create a workshop, along with the smaller outbuildings providing additional storage. The house, barn and enclosed garden sit on a total plot of 700m². A separate woodland plot of 1156m², located 500m away, also forms part of the property. If you are looking for a peaceful setting while still being within easy reach of local amenities, this property is well worth a look. Book a viewing today.

GROUND FLOOR:

- Kitchen (33 m²): tile and hardwood floors
- Living room (11.5 m²): linoleum
- Bedroom (12 m²): hardwood floors
- Bathroom (3 m²): linoleum, bath, sink, toilet
- Pantry (6 m²): concrete



Cellar below
Convertible attic
EXTERIOR:
Adjoining barn (35 m²): electric door, space for one car
Small outbuildings
Enclosed garden
Woodland plot (not adjoining) measuring 1,156 m²

Allgemein

Schlafzimmer:	1
Badezimmer:	1
Fertige m ² :	66 m ²
Grundstücksgröße:	1856 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	3
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/jRI_zFkgkCY
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Kontaktinformation

IMLIX ID:	IX8.920.919
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