



4 Bedroom Villa With Lovely Swimming Pool And Country Views On 1.5 Acres - €149,950



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:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 149,950

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	07.09.2026

Beschreibung:

A 1970s bungalow offering four bedrooms, including one on the lower ground floor. The lower ground floor can be completely self-contained, featuring a bedroom, dressing room, bathroom and a living area with fitted kitchen already in place. It is ideal for accommodating guests, creating an annexe or developing a holiday rental business (Airbnb). The property benefits from oil-fired central heating and double glazing. Outside, the property enjoys lovely open countryside views, a terrace and an attractive 8m x 4m swimming pool with its own sun terrace. Situated in a small hamlet, just 10 km from Ruffec and 6 km from Verteuil-sur-Charente.

GROUND FLOOR

Living room 34m²: Wooden floor, fireplace, three French doors to terrace. Fitted kitchen 13.5m²: Tiled floor. Entrance hall 5m²: Tiled floor. Hallway 8m²: Wooden floor. Bedroom 13m²: Tiled floor, built-in wardrobe, French door. Bedroom 10.4m²: Tiled floor. Bedroom 9.5m²: Tiled floor, built-in wardrobe. Bathroom 6m²: Vinyl flooring, WC, wash basin, bath with shower attachment, built-in cupboard. Separate WC 1m²: Laminate flooring, wash basin.

LOWER GROUND FLOOR (access via the kitchen or from outside)

Living room 32m²: Tiled floor, fitted kitchen and lounge area (heated). Bedroom 16m²: Laminate flooring with a 5m² dressing room (not heated). Bathroom 4m²: Tiled floor, bath with shower



attachment, WC, wash basin, heated towel rail. Utility area and boiler room/pump room for pool
OUTSIDE

Enclosed garden with parking for several vehicles and a wooden terrace, set on a total plot of
6,509m². 8m x 4m chlorine swimming pool (can be heated by connecting it to the oil-fired
boiler). Detached concrete block garage with space for two cars and a greenhouse

Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	152 m ²
Grundstücksgröße:	6509 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	5
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/qxwtO92KkF8
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Kontaktinformation

IMLIX ID:	IX8.944.697
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