



A Magnificent Logis with Great Potential And Habitable Property - €244680



Agenten-Info

Name:	Christophe GUAY
Name der	Agence TIC Ruffec
Firma:	
Land:	Frankreich
Erfahrung seit:	1985
Art der	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der	Wohnungen, Häuser
Immobilie:	
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 275,134.81

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16140
Veröffentlicht:	28.09.2026

Beschreibung:

This superb stone property, featuring its own tower and a massive detached barn, offers exceptional potential for a wide range of projects: a bed and breakfast, a wedding venue, workshops, events, or creative activities. The possibilities are truly endless.

This small, much-altered chateau dates back to the early 16th century. A two-story circular stair tower topped with a conical roof and clad in flat tiles features a window with a transom bar. A small breteche (overhanging defensive structure) protects the entrance, which has a chamfered door frame. The top floor was converted into a dovecote. The ground floor features small cobblestone flooring. Two residential wings adjoin the tower. The northern wing, featuring small round windows (œil-de-bœuf), likely dates back no further than the last century. Its southern counterpart appears older; taller and more substantial, with a vaulted cellar, it may well incorporate parts of the original structure. On the upper floor, two corbels suggest the former presence of an overhanging defensive structure. The tower dates from the late first quarter of the 16th century, while the building wing was constructed in the early 17th century (bearing the date 1614).

The main house is already habitable on the ground floor, whereas the adjoining house requires renovation and could be transformed into a stunning bed and breakfast, with access to the upper floor via the charming tower.



Situated in a peaceful hamlet just a short drive from shops and amenities, the property enjoys an ideal location with easy access to Poitiers and Angoulême.

With its character, spacious layout, and immense potential, this property offers a unique opportunity to create a truly exceptional venue.

HOUSE 1 ☑ habitable

Kitchen (22m²): tiled floor, fitted
Shower room (4m²): tiled floor, toilet, washbasin, shower
Bedroom (18m²): wooden floor, built-in cupboard
Storage room (6m²): wooden floor
Living room (35m²): wooden floor, wood-burning insert
Bedroom / Study (8m²): parquet flooring
Cellar: waterlogged in winter
Attic
Three rooms above, accessible only via the tower

HOUSE 2 ☑ in need of renovation

Ground floor:

Three rooms in need of renovation: ☑c☑ur de demoiselle' flooring
Tower: ☑demoiselle' tiled flooring

First floor:

Room: wooden floor
Room: wooden floor, washbasin
Attic

EXTERIOR

Long outbuilding 65m x 8m: 500m²
Outbuilding opposite with shed: 200m²
Garden and all on 7752m²

Allgemein

Schlafzimmer:	1
Badezimmer:	1
Fertige m ² :	93 m ²
Grundstücksgröße:	7752 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/h8uzgIyFzII
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Kontaktinformation

IMLIX ID:	IX9.027.776
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IMLIX

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<https://www.imlix.com/de/>

