



€186160 - Lovely Country Farmhouse with Gite and Land Near Ruffec



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 210,123.62

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	05/04/2025

Περιγραφή:

Very pretty Country Farmhouse close to Ruffec with a little gite and extensive grounds - perfect for adopting a slower way of life with plenty of room for a vegetable garden or pool later on. There's lots of potential to turn this old property into a fabulous family home or business. It's close to the town but in the peace and quiet of a sleepy hamlet with large, airy rooms and two attics to renovate further. The vast skies, space, views and setting make this a perfect place to start up a gite or bed and breakfast business for a lovely retreat from busy life.

Ground Floor

Veranda : 14m², tiles, garden view

Kitchen : 21,3m², tiles, wood fired oven

Music Room : 2,77m², parquet



Living Room : 33,66m², parquet, fireplace

Bedroom 1 : 12,13m², parquet, fireplace

Office : 10,99m², parquet

Bedroom 2 : 22m², parquet

Corridor : 15,50 m², tiles

bathroom : 6m², parquet

WC : 2,27m², tiles

Boiler Room : 11,64m², tiles

Upstairs

Attic 1 : 71,79m², parquet

Bedroom 3 : 32m², parquet, woodburner

Storage Room : 24m², parquet

Attic 2 : 87m², parquet

Gite

Open Plan Kitchen/Living Room : 29,59m², Stone floor, woodburner

Shower room : 3,9m², tiles

Corridor : 5,29m² with plumbing for a washing machine, tiles

Mezzanine : 19,6m², seagrass

Outside

Garage : 31,33m²



Workshops : 26m2 et 28m2

Hangar : 76,77m2

Storage Room : 24m2

Cellar

Enclosed grounds of 3423m2

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	184 τ.μ
Μέγεθος αυλής:	3.423 τ.μ

Room details

Total rooms:	6
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Building details

Outdoor Amenities:	Pool
Αριθμός ορόφων:	2

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.785.749
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