



## €112900 - 5 Bedroom Stone House to Renovate. Gardens & Attached Barn



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 129,872.31

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	16/06/2025

### Περιγραφή:

Spacious 5-bedroom house to renovate 7 minutes from Ruffec - an ideal project for an investor or to create the home of your dreams.

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A single-storey house in detail:

-Entrance into the Kitchen (22.71m<sup>2</sup>): tiled floor, simple kitchen, sink, window (secondary glazing)

-Living room (30.89m<sup>2</sup>): tiled floor, open fireplace, window (secondary glazing)

-Bedroom 1 (22.48m<sup>2</sup>): linoleum on concrete, window (secondary glazing)

-Corridor (15.65m<sup>2</sup>): tiled floor

-Bathroom (11.85m<sup>2</sup>): tiled floor, bathtub, bidet, washing machine point, double washbasin, window (secondary glazing)



- WC (2.26m<sup>2</sup>)
- Bedroom 2 (10.26m<sup>2</sup>): lino on concrete, window (secondary glazing)
- Bedroom 3 (15.04m<sup>2</sup>): concrete
- Bedroom 4 (14.67m<sup>2</sup>): linoleum on concrete, window (secondary glazing)
- Bedroom 5 (16.10m<sup>2</sup>): concrete
- Cellar: earth floor
- Attached barn

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## Outside:

- Garden in front, a little behind
- Open hangar x 2
- Fruit trees

All on a surface of approximately 2580m<sup>2</sup>

A division of plot n°43 is planned. The first 5 meters of width, adjoining the house, will be included in the sale of the property. Possibility of buying the whole plot for €10,000, approx. 3000m<sup>2</sup>.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Κατασκευάστηκε: 1800

## Κοινά

Κρεβατοκάμαρες: 5  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 162 τ.μ  
Μέγεθος αυλής: 2580 τ.μ

## Room details

Total rooms: 7



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## Building details

Αριθμός ορόφων: 1

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX7.185.403

