



€170200 - Charming Village Home Between Ruffec and Mansle



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 195,786.25

Τοποθεσία

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

Περιγραφή:

Located in a very pretty village between Ruffec and Mansle, this beautiful house captivates from the entrance with its old, character-filled porch. The ground floor offers a spacious and bright 70 m2 living room, one bedroom, a bathroom with toilet, as well as a fitted kitchen, a pantry, and a wine cellar, all on this level.

Upstairs, you'll find two bedrooms (one which has a sloping ceiling), one with a walk-in wardrobe, a landing, an insulated attic (not suitable for conversion), and a toilet.

The exterior is equally charming, with a lovely front courtyard, a beautiful walled garden at the back, and a well. The property also includes a garage, a small outbuilding, and an additional room with a flagstone floor.

A property full of charm and potential, ideal for lovers of authenticity and tranquillity. Immediately habitable, but in the sanitation system will need to be replaced, the electricity brought up to date and the windows changed to double glazing if desired.

Ground Floor:



Kitchen: 23 m2 - Tiled floor

Living Room: 70 m2 - Tiled floor, exposed beams

Bedroom: 25 m2 - Wooden flooring

Bathroom: 8 m2 - Tiled floor, bathtub, sink, bidet

Pantry: 24 m2 - Lino over concrete

Wine Cellar: 12 m2 - Concrete floor

First Floor:

Landing: 2 m2 - Wooden floor

Bedroom: 16 m2 - Wooden floor, with a 5 m2 walk-in wardrobe

Bedroom: 9 m2 Wooden floor

Toilet: 3 m2 - Wooden floor, sink

The exterior is equally charming, with a lovely front courtyard, a beautiful walled garden at the back, and a well. The property also includes a garage, a small outbuilding, and an additional room with a flagstone floor.

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

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	162 τ.μ
Μέγεθος αυλής:	1.862 τ.μ

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen



Building details

Αριθμός ορόφων: 2

Lease terms

Date Available:

Επιπλέον πληροφορίες

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

Contact information

IMLIX ID: IX7.185.407

