



## Charming Stone House with 5 Bedrooms, Garden and Pool - 10 Minutes from Ruffec - €129,000



### 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 150,742.78

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	16140
Δημοσιεύθηκε:	29/07/2025

### Περιγραφή:

charming Stone House with 5 Bedrooms, Garden and Pool just 10 minutes from Ruffec, all amenities and national rail network. Set back on a lane in a sleepy hamlet, this pretty house is currently rented out as a gite with much success. Perfect as a holiday house in the country for all the family to enjoy or for a large family to live permanently as nearby Charme has a lovely primary school, post office and friendly community. With double glazing, a brand new wood pellet boiler and septic tank, this pretty little house offers all modern comforts.

### Ground Floor

Kitchen Diner: 39,35m<sup>2</sup>, tiles  
Living Room : 24,82m<sup>2</sup>, tiles, woodburner  
Bedroom 1 : 20,89m<sup>2</sup>, tiles  
Shower Room : 6,29m<sup>2</sup>, tiles  
WC : 1,58m<sup>2</sup> tiles  
Upstairs  
Landing : 17,85m<sup>2</sup>  
Bedroom 2 : 12,39m<sup>2</sup>, parquet flooring  
Bedroom 3 : 20,89m<sup>2</sup>, parquet flooring  
Store Room : 4,84m<sup>2</sup>  
Bedroom 4 : 15,10m<sup>2</sup>, parquet flooring



Bedroom 5 : 10,46m2, parquet flooring

Shower Room : 8,69m2, tiles

WC : 1,79m2, tiles

Outside

A courtyard with parking and open hanger for storing bikes or wood, a little terraced garden with an above ground pool and decked area and a separate boiler room.

## Κοινά

Κρεβατοκάμαρες: 5

Μπάνια: 2

## Room details

Total rooms: 6

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.371.307

