



## 5-Bedroom Home with Guest Gite, Nearly 1 Hectare of Land Between Ruffec and Villefagnan - €264550



### 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 310,131.4

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	05/09/2025
Περιγραφή:	

As you pass through the stunning arched stone gates into the private gardens, it's immediately clear that this is a truly special property. This spacious family home offers five generously sized bedrooms, complemented by a recently converted independent guest gite, providing an additional bedroom perfect for visitors or extended family.

The home benefits from comfortable gas central heating and a modern, recently updated kitchen. The sanitation system has also been completely upgraded, offering peace of mind and convenience.

Set within nearly one hectare of attached land, the property is ideal for anyone dreaming of keeping a horse, growing their own food, or simply enjoying a more self-sufficient lifestyle. A well and a rainwater cistern provide a sustainable water source for your vegetable garden or animals.

#### MAIN HOUSE

##### Ground Floor:

Fitted Kitchen (32m<sup>2</sup>): tiled floor, fireplace insert  
Large Hallway (18m<sup>2</sup>): linoleum flooring, exposed beams  
Boiler Room (4m<sup>2</sup>): tiled floor  
WC (1m<sup>2</sup>): tiled floor  
Bathroom (5m<sup>2</sup>): tiled floor, sink, bidet, bathtub (jacuzzi-style)  
Living Room (30m<sup>2</sup>): tiled floor, fireplace, double patio doors, exposed beams  
Bedroom 1 (35m<sup>2</sup>): tiled floor, patio door  
Veranda (13m<sup>2</sup>): stone-tiled floor  
Utility Room (14m<sup>2</sup>): tiled floor, washing machine connection

##### First Floor:

Bedroom 2 (14m<sup>2</sup>): linoleum flooring  
Shower Room (5m<sup>2</sup>): tiled floor, WC, bidet, sink, skylight  
Bedroom



3 (29m2): wood flooring, access to second floor  
Bedroom 4 or Lounge (32m2): wood flooring, accessed through Bedroom 3  
Attic (above the kitchen) (32m2): potential to create a bedroom with bathroom  
Room (14m2): former bedroom, above an adjoining outbuilding next to the veranda

Second Floor:

Bedroom 5 (28m2): chipboard flooring  
Bedroom 6 (22m2): chipboard flooring, skylight

GÎTE (with new roof)

Ground Floor:

Open plan living Area (27m2): tiled floor, kitchenette, open to ceiling, skylight, exposed stone walls

First Floor:

Bedroom (12m2): laminate flooring, exposed stone walls  
Shower Room (6m2): tiled floor, walk-in shower, WC, sink  
Landing (6m2): laminate flooring

EXTERIOR:

Wine store (20m2) with earth floor  
Well and rainwater collection tank  
Stable (30m2)  
Two garages  
Carport  
Enclosed garden  
All on a total plot of 9764m2

## Κοινά

Κρεβατοκάμαρες: 6

Μπάνια: 3

## Room details

Total rooms: 11

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.521.623

