



Vast Character Village House With Heated Pool An Enclosed Garden - €392650



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 454,385.84

Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	16140
Δημοσιεύθηκε:	24/09/2025
Περιγραφή:	

Located in a lovely village between Ruffec and Aigre, this spacious house, built in 1856, offers 6 bedrooms, 3 bathrooms, and a heated pool nestled in a private, sheltered garden. It features oil-fired central heating and two cozy living rooms, each with a wood-burning stove for relaxing evenings. Filled with natural light, airy, and showcasing exposed stone in some rooms, the house combines charm and comfort. A covered terrace allows you to enjoy the outdoors year-round. Very well maintained, this property would be perfect for a large family or a mixed-use project, with the potential to rent out part of it as an Airbnb.

GROUND FLOOR:

- Entrance hall 5 m2: tiled floor
- Living room 31 m2: flagstone floor, oak beams, wood burner
- Hallway 6 m2: tiled floor, storage cupboard
- Toilet 1.5 m2: tiled floor, washbasin
- Dining room 22 m2: parquet flooring
- Fully equipped kitchen 16 m2: tiled floor
- Hallway 14 m2: tiled floor
- Living room 33 m2: tiled floor, wood burner, beams, door to garden
- Hallway 9 m2: tiled floor
- Laundry room 6 m2: tiled floor, boiler room, large workshop 30 m2



UPSTAIRS (from the staircase in the hallway):

- Landing 11 m2: parquet flooring, skylight
- Bedroom 12 m2: parquet flooring, skylight, exposed stonework
- Living room 54 m2: parquet flooring
- Master bedroom 19 m2 with parquet flooring and exposed stonework; with 5 m2 dressing room: parquet flooring; and 5 m2 en-suite bathroom: laminate flooring, bath, washbasin, shower, toilet
- Bedroom 15 m2: parquet flooring, exposed stonework, wardrobe
- Bedroom 14 m2: parquet flooring, exposed stonework
- Bathroom 9m2: laminate flooring, bath, washbasin, shower, toilet

UPSTAIRS (from the staircase in the hall):

- Landing 5 m2: parquet flooring
- Bedroom 12 m2: parquet flooring
- Bedroom 16 m2: parquet flooring
- Bathroom 7 m2: laminate flooring, bath with shower, toilet, washbasin
- Access from bedroom no. 6 to a large renovated room measuring 37 m2: parquet flooring

EXTERIOR:

- Enclosed garden with vehicle access via the covered porch
- 10 m x 5.5 m chlorine-heated swimming pool with surrounding terrace
- Pool equipment room
- Two covered terraces, one with barbecue and bar

All on a surface area of 861m2

Κατασκευάστηκε: 1856

Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	392 τ.μ
Μέγεθος αυλής:	861 τ.μ
Floor Number:	1

Room details

Total rooms:	10
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Building details

Αριθμός ορόφων:	1
Orientation:	W

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.682.802
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