



Spacious Farmhouse with 1.9 Hectares of Land ☑ Ideal for Horses - €186,000



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:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 215,837.98

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	11/05/2026

Περιγραφή:

Superb old farmhouse situated on 1.9 hectares of land. The main house offers three large bedrooms, one of which is on the ground floor with a dressing room/office. It is equipped with oil-fired central heating and partially benefits from double glazing. Very bright, this property boasts generous proportions and significant development potential. It also has two attics and numerous outbuildings. The roof of the house was renewed in 2025. Its large adjoining flat land would be perfect for horse owners. A smaller portion of the land could be purchased if too large. Near Ruffec with quick access to the N10 for Angouleme (25 minutes) or Poitiers (55 minutes).

Ground Floor

Entrance 6m² Tiled floor Dining Room 30m² Parquet flooring, fireplace insert Bedroom 24m² Parquet flooring (fireplace insert vent for hot air). Includes a dressing room/office 15m² Parquet flooring. Basic kitchen 3m² Tiled floor Bathroom 3m² Tiled floor, sink, shower Living room 23m² Parquet flooring, fireplace WC 1m²

Upstairs

Landing 4m² Bedroom 32m² Wooden floor, fireplace Bedroom 32m² Wooden floor, fireplace Room 6m² Wooden floor, ideal for creating a bathroom with WC Attic above, spanning the entire house, with 3 windows and a second attic on the first floor



Exterior

Large front courtyard, rear garden, large flat plot and orchard
Garage for one car, barn 100m², stable 30m², outbuildings, boiler room with "Viessmann" boiler
Wine cellar, storage room, shed 30m²

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	182 τ.μ
Μέγεθος αυλής:	19115 τ.μ
Floor Number:	1

Room details

Total rooms:	6
--------------	---

Building details

Αριθμός ορόφων:	1
Orientation:	N

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/TLHogmaQz3o>

Contact information

IMLIX ID: IX8.446.832

