



Charming Spacious House Near Ruffec With Outbuildings - €196800



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 228,370.51

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Ταχυδρομικός κωδικός:	16700
Δημοσιεύθηκε:	15/05/2026

Περιγραφή:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone. The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m² including a paddock to the rear ☑ ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

GROUND FLOOR:

Entrance 15m² Tiled floor Fitted Kitchen / Dining Room 40m² Hardwood flooring, wood stove, oak beams Living Room 20m² Hardwood flooring, wood stove Living Room 20m² Hardwood flooring WC 1m² Tiled floor

UPSTAIRS:

Landing 8m² Hardwood flooring Master Bedroom 28m² Hardwood flooring, beams and Shower Room 7m² Tiled floor, shower, sink, toilet, cupboard Bedroom 17m² Hardwood flooring Bedroom 16m² Hardwood flooring Bedroom 10m² Hardwood flooring Bathroom 7m² Hardwood flooring, bathtub, sink,



toilet, shower

EXTERIOR:

Attached barn 55m2, barn 95m2, stable 50m2, shed 100m2, garage, bread oven, laundry room, rain water cistern Front courtyard and gardens. Paddock to the rear.

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	187 τ.μ
Μέγεθος αυλής:	4255 τ.μ
Floor Number:	1

Room details

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

Building details

Αριθμός ορόφων:	1
Orientation:	SW

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/7xsvrfRdsb0>

Contact information

IMLIX ID: IX8.475.320

