



## €118250 - 3 Bedroom Stone House and Barn in a Quiet Hamlet



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 134,007.55

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	12/04/2025

### Descripción:

Conveniently situated between Mansle & Ruffec, this 3 bedroomed stone house offers 2 large reception rooms, a fitted kitchen, summer kitchen and a large bathroom with separate walk-in shower and WC. Outside are an enclosed courtyard with private rear garden, stone barn and even a little old house to renovate (extend into). Under the property is a useful cellar with electricity. The sanitation system was replaced in 2010 and the roof on the house was replaced in 2019.

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In detail, this house offers on the ground floor:

- an entrance hall (8m2): laminate flooring;
- a fitted kitchen (17m2): tiled flooring, fireplace, door opening to the garden;
- a living room (24m2): laminate flooring, fireplace;
- a dining room (24m2): laminate flooring, wood stove;



- a summer kitchen (9m2): linoleum flooring, sink.

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And upstairs:

- a landing (7m2): wooden flooring;
- bedroom 1 (24m2): laminate flooring over wooden flooring, 2 windows;
- bedroom 2 (8m2): carpet over wooden flooring;
- bedroom 3 (17m2): carpet, door opening to a large balcony;
- a bathroom (17m2): tiled floor, bathtub, shower, double sink, WC.

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Outside:

- a cellar;
- a small barn and store room (sewage connections at the rear are in place);
- a small old house to renovate;
- a courtyard and a small enclosed garden (all on a total plot of 484m2).

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fabricado: 1930

## Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	153 m2
Tamaño del lote:	484 m2

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



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## Building details

Número de plantas: 2

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.802.336

