



## €170200 - Charming Village Home Between Ruffec and Mansle



### Info Agente

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|-------------------|---|
| Nombre:           | Christophe GUAY   |
| Nombre empresa:   | Agence TIC Ruffec   |
| País:             | Francia   |
| Experience since: | 1985  |
| Tipo de servicio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Teléfono:         | +33 (545) 710-046   |
| Languages:        | French  |
| Sitio web:        | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 195,786.25 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Ruffec             |
| Publicado:               | 16/06/2025         |

### Descripción:

Located in a very pretty village between Ruffec and Mansle, this beautiful house captivates from the entrance with its old, character-filled porch. The ground floor offers a spacious and bright 70 m2 living room, one bedroom, a bathroom with toilet, as well as a fitted kitchen, a pantry, and a wine cellar, all on this level.

Upstairs, you'll find two bedrooms (one which has a sloping ceiling), one with a walk-in wardrobe, a landing, an insulated attic (not suitable for conversion), and a toilet.

The exterior is equally charming, with a lovely front courtyard, a beautiful walled garden at the back, and a well. The property also includes a garage, a small outbuilding, and an additional room with a flagstone floor.

A property full of charm and potential, ideal for lovers of authenticity and tranquillity. Immediately habitable, but in the sanitation system will need to be replaced, the electricity brought up to date and the windows changed to double glazing if desired.

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Ground Floor:



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Kitchen: 23 m2 - Tiled floor

Living Room: 70 m2 - Tiled floor, exposed beams

Bedroom: 25 m2 - Wooden flooring

Bathroom: 8 m2 - Tiled floor, bathtub, sink, bidet

Pantry: 24 m2 - Lino over concrete

Wine Cellar: 12 m2 - Concrete floor

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First Floor:

Landing: 2 m2 - Wooden floor

Bedroom: 16 m2 - Wooden floor, with a 5 m2 walk-in wardrobe

Bedroom: 9 m2 Wooden floor

Toilet: 3 m2 - Wooden floor, sink

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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)

## Común

|                            |          |
|----------------------------|----------|
| Dormitorios:               | 3        |
| Baños:                     | 1        |
| Pies cuadrados terminados: | 162 m2   |
| Tamaño del lote:           | 1.862 m2 |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 4              |
| 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: IX7.185.407

