



€159500 - Family Home with 4 Bedrooms, Garden, Pool & Outbuilding - Between Ruffec and Villefagnan



Info Agente

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

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 187,817.55

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	24/06/2025

Descripción:

Located in a peaceful and picturesque hamlet between Ruffec and Villefagnan, this spacious family home offers generous living areas and great potential.

On the ground floor, the property features a comfortable master suite, a fully equipped kitchen with direct access to the utility room/pantry, and a spacious living room (requires some refreshing) with wood-burning insert. A staircase from the living room leads to a mezzanine-style space that could be converted into an office, reading nook, or mezzanine area. The living room opens onto a bright veranda with views of the garden.

Upstairs, you'll find three bedrooms—all overlooking the garden—a shower room, and a separate toilet. In total, the house has three bathrooms, including one in need of renovation, offering flexible options for further development.

Outside, the attractive garden includes a 'Waterair' swimming pool (installed 8 years ago), currently non-functional but repairable. The garage houses a wood pellet boiler (installed in 2015) that provides central heating and hot water. The pellet silo can hold up to 3 tonnes of pellets. A 60 m2 stone barn completes the property—ideal for storage or conversion into additional living space.



This charming property, full of character and potential, is perfect for a family seeking a peaceful countryside lifestyle.

Additional Features:

- * New septic system installed in 2019
 - * Roof redone in 2015
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Ground Floor:

- Entrance (7m2) : tiled floor, storage cupboard
 - Fitted Kitchen (19m2) : tiled floor, large patio doors
 - Utility Room (5m2) : old Bathroom (4m2) to renovate
 - Living Room (28m2) : laminate flooring, insert fireplace, access to mezzanine-level room
 - Veranda (16m2) : laminate flooring, lovely garden views
 - Master Bedroom (16m2) : laminate flooring, Ensuite Bathroom (5m2) : bath, sink (to finish)
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First Floor:

- Landing (4m2) : wood flooring
 - Bedroom 1 (12.5m2) : wood flooring, Velux window, garden view
 - Bedroom 2 (11m2) : wood flooring, Velux window, garden view
 - Bedroom 3 (12m2) : laminate flooring, garden view
 - Shower Room (6m2) : laminate flooring, 2 hand basins, shower, towel radiator, Velux
 - WC (1m2) : wood flooring
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Exterior:



-Garden with 8-year-old "Waterair" pool (liner and pump included; needs repair)

-Garage with pellet boiler and silo

-Stone barn of 60 m2

Total land area: 1,422 m2

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Común

Dormitorios:	4
Baños:	3
Pies cuadrados terminados:	146 m2
Tamaño del lote:	1.422 m2

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Utility details

Heating:	Sí
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Building details

Outdoor Amenities:	Pool
Número de plantas:	2

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.193.808
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