



## Charming 3 Bedroom Renovated Stone Property in Tranquil Countryside Setting - €253,950



### Info Agente

Nombre:	Christophe GUAY
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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 297,705.04

### Ubicación

País:	Francia
Código postal:	16240
Publicado:	02/09/2025

### Descripción:

Nestled in an idyllic and secluded location, this beautifully renovated detached stone property exudes charm and character while offering modern comforts. Surrounded by peaceful woodland and nature, it's the perfect rural retreat just 2.9 km from a vibrant village with a bakery, post office, bar/restaurant, and an infant school.

The home retains its original charm, with exposed stonework and character features, complemented by modern additions including central heating, double glazing, shutters, and updated sanitation (2010). The roof was replaced in 2015, and a new boiler installed in 2023, ensuring efficiency and peace of mind.

On the ground floor, the spacious layout offers three inviting reception rooms, a bedroom, a stylish bathroom, and a well-equipped fitted kitchen. Upstairs, the home is filled with natural light, featuring two further bedrooms including a stunning master suite and a generous mezzanine area ideal for a study, library, or additional lounge.

A useful attached stone barn provides further storage or potential development opportunities, while the expansive gardens blend into surrounding woodland. Part of the land has been intentionally left wild to encourage biodiversity. There's also ample space to install a swimming pool, creating the ultimate countryside escape.

This unique home offers the rare combination of peace, privacy, and proximity to local amenities perfect as a permanent residence, holiday home, or rental investment.

Ground Floor :



Sitting Room 27m2 Tiled and wood floor, wood burner  
Fitted Kitchen 13m2 Tiled floor, door to patio  
Dining Room 16m2 Tiled floor, door to patio  
Bedroom 25m2 Wood floor, exposed stone, built-in wardrobe.  
Shower Room 5m2 Tiled floor, walk-in shower, hand basin, heated towel rail  
WC 1m2 Tiled floor  
Boiler Room, boiler installed in 2023  
Hall 3m2 Tiled floor leading to large Sitting Room 37m2  
Original "tommettes" floor with small kitchen area.

Upstairs :

Mezzanine 28m2 Parquet floor, velux and window making it a great office or sewing room etc  
Master Bedroom 31m2 Parquet floor 2 windows (one with views to the woods) with Private Bathroom 7m2

Parquet floor, double hand basins, corner bath, WC, velux  
Bedroom 24m2 Parquet floor, 2 windows

Outside :

Attached stone barn 65m2 with space for 3 cars (fibre-cement roof), oil tank for the boiler  
Tiled terrace, courtyard and garden in front and garden to the rear. Extra attached land left wild for nature. All on a total plot of 2273m2

## Común

Dormitorios: 3

Baños: 2

## Room details

Total rooms: 7

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.495.479

