



Charming Stone Property Near Ruffec For Sale - €149,000



Info Agente

Nombre:	Christophe GUAY
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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 175,318.26

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	09/02/2026

Descripción:

Beautiful character stone country property located close to Ruffec. The house offers many original features, including exposed beams and wooden flooring upstairs, giving it plenty of charm and authenticity. The property benefits from a courtyard to the front, a garden to the rear, as well as a separate plot ideal for growing your own vegetables. A barn / garage is located opposite the house, offering a range of possibilities.

At the heart of the home is a spacious kitchen / dining room. There is also an impressive 58 m2 living room, complete with a built-in bar, perfect for social evenings with family and friends. The property is equipped with oil-fired central heating, complemented by a wood-burning stove in the living room for cosy and comfortable evenings.

The layout allows for ground-floor living, with a bedroom on the ground floor, a bathroom and a separate WC. Upstairs, there are three additional bedrooms, ideal for accommodating family and guests.

A charming property offering generous living space in a peaceful and pleasant setting.

GROUND FLOOR:

- Kitchen (40m2): tiled floor, stone walls, exposed beams, fully equipped
- Bathroom (10m2): tiled floor, bath, washbasin, shower
- Toilet (1m2): tiled floor



- Boiler room (3m2): tiled floor, boiler, washing machine connection
- Laundry room (12m2): tiled floor
- Bedroom 1 (13m2): tiled floor, French windows
- Hallway (3m2): tiled floor
- Living room (58m2): tiled floor, fireplace insert, built-in bar

FIRST FLOOR:

- Landing (8m2): wooden floor
- Bedroom 2 (15m2): wooden floor
- Bedroom 3 (14m2): wooden floor
- Bedroom 4 (14m2): wooden floor with private WC: wooden floor, washbasin
- Attic area

EXTERIOR:

- Front courtyard
- Barn opposite with space for 1 car
- Terrace and garden at the rear
- Extra non-adjointing garden vry close by

All on a surface area of 1092m2

Común

Dormitorios:	4
Baños:	1
Pies cuadrados terminados:	192 m2
Tamaño del lote:	1092 m2
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/8CwnIYPCmZA
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Contact information

IMLIX ID:	IX8.157.821
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