



Spacious Farmhouse with 1.9 Hectares of Land ☑ Ideal for Horses - €186,000



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 215,837.98

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16240
Publicado:	11/05/2026

Descripción:

Superb old farmhouse situated on 1.9 hectares of land. The main house offers three large bedrooms, one of which is on the ground floor with a dressing room/office. It is equipped with oil-fired central heating and partially benefits from double glazing. Very bright, this property boasts generous proportions and significant development potential. It also has two attics and numerous outbuildings. The roof of the house was renewed in 2025. Its large adjoining flat land would be perfect for horse owners. A smaller portion of the land could be purchased if too large. Near Ruffec with quick access to the N10 for Angouleme (25 minutes) or Poitiers (55 minutes).

Ground Floor

Entrance 6m² Tiled floor Dining Room 30m² Parquet flooring, fireplace insert Bedroom 24m² Parquet flooring (fireplace insert vent for hot air). Includes a dressing room/office 15m² Parquet flooring. Basic kitchen 3m² Tiled floor Bathroom 3m² Tiled floor, sink, shower Living room 23m² Parquet flooring, fireplace WC 1m²

Upstairs

Landing 4m² Bedroom 32m² Wooden floor, fireplace Bedroom 32m² Wooden floor, fireplace Room 6m² Wooden floor, ideal for creating a bathroom with WC Attic above, spanning the entire house, with 3 windows and a second attic on the first floor



Exterior

Large front courtyard, rear garden, large flat plot and orchard
Garage for one car, barn 100m2, stable 30m2, outbuildings, boiler room with "Viessmann" boiler
Wine cellar, storage room, shed 30m2

Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	182 m2
Tamaño del lote:	19115 m2
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de plantas:	1
Orientation:	N

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/TLHogmaQz3o>

Contact information

IMLIX ID: IX8.446.832

