



Charming Spacious House Near Ruffec With Outbuildings - €196800



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
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 228,370.51

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	15/05/2026

Descripción:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone. The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m² including a paddock to the rear ☑ ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

GROUND FLOOR:

Entrance 15m² Tiled floor Fitted Kitchen / Dining Room 40m² Hardwood flooring, wood stove, oak beams Living Room 20m² Hardwood flooring, wood stove Living Room 20m² Hardwood flooring WC 1m² Tiled floor

UPSTAIRS:

Landing 8m² Hardwood flooring Master Bedroom 28m² Hardwood flooring, beams and Shower Room 7m² Tiled floor, shower, sink, toilet, cupboard Bedroom 17m² Hardwood flooring Bedroom 16m² Hardwood flooring Bedroom 10m² Hardwood flooring Bathroom 7m² Hardwood flooring, bathtub, sink,



toilet, shower

EXTERIOR:

Attached barn 55m2, barn 95m2, stable 50m2, shed 100m2, garage, bread oven, laundry room, rain water cistern Front courtyard and gardens. Paddock to the rear.

Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	187 m2
Tamaño del lote:	4255 m2
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de plantas:	1
Orientation:	SW

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/7xsvrfRdsb0
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Contact information

IMLIX ID:	IX8.475.320
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