



## 5 Bedroom Village House With Delightful Grounds Close to Ruffec - €234,000

### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
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 272,413.26

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16240
Publicado:	02/06/2026

### Descripción:

An attractive village house 6 kms from Ruffec set back from the road with privacy and intimacy. Large living area with its 5 bedrooms and 4 reception rooms. The roof has been overhauled in 2018, a new sanitation system installed in 2021 and a new heat exchange pump heating system in 2022. The ground floor could easily accommodate a guest annexe for flexible living space. Outside has an attached barn with space to park two cars and the mature gardens are beautiful on a total plot size of 2401m2.

### Ground Floor:

Entrance 12m2 Linoleum flooring WC 1m2 Linoleum flooring Bathroom 4m2 Linoleum flooring, bathtub with shower, sink Living Room 16m2 Laminate flooring Office 10m2 Laminate flooring Fitted Kitchen 20m2 Linoleum flooring leading to Sitting Room 18m2 Parquet, doors to the garden Living Room 17m2 Linoleum flooring, wood-burning stove Bedroom 10m2 Carpet, stone

### First Floor:

Landing 10m2 Wooden flooring and carpet, built-in wardrobes Bedroom 13m2 Wooden flooring, wardrobe Bedroom 10m2 Carpet, sloping ceiling WC 1m2 Linoleum flooring Bathroom 8m2 Linoleum flooring, bathtub with shower, sink Bedroom 13m2 Carpet Bedroom 16m2 Flooring to be finished (currently plywood)

### Exterior:



Large front courtyard with a well, enclosed rear garden with several fruit trees Including a walnut tree and two taps. Adjoining barn of approximately 90m2 with workshop and electricity on site. Small hangar and a small storeroom.

## Común

Dormitorios:	5
Baños:	2
Pies cuadrados terminados:	179 m2
Tamaño del lote:	2401 m2
Floor Number:	1

## Room details

Total rooms:	9
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## Building details

Número de plantas:	1
Orientation:	SE

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: [https://youtu.be/GRR\\_KxSJGmw](https://youtu.be/GRR_KxSJGmw)

