



Country House With Ground-Floor Living, Near Les Adjots - €112900



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 131,414.12

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	21/08/2026

Descripción:

This lovely two-bedroom, ground-floor property is situated in a peaceful hamlet, yet is only a 10-minute drive from Ruffec. The property benefits from central heating and a wood-burning stove in the spacious, light-filled lounge, perfect for cosy evenings.

The beautifully decorated two bedrooms are accessed directly from the lounge, with three steps leading up to each room. The fitted kitchen, with a breakfast bar, is well-equipped and ready for its new owners to enjoy.

Outside, the property benefits from an enclosed garden, a separate garage and a covered area for additional storage. The garden has lovely open views over the surrounding fields and woodland, a real haven for anyone looking for a quiet lifestyle whilst still being within easy reach of local amenities.

GROUND FLOOR:

Kitchen (21 m²): tile flooring, fully equipped
Bathroom (7 m²): tile flooring, shower, sink, toilet
Living room (31 m²): laminate flooring, sliding glass door, wood-burning stove, electric shutters
Bedroom (13 m²): laminate flooring
Bedroom (9.5 m²): laminate flooring, electric wall-mounted radiator, French door

ATTIC:

Insulated and suitable for conversion: exterior access

EXTERIOR:



Metal garage: space for one carMetal garden shedEnclosed garden, beautiful views of fields and woods

Común

Dormitorios:	2
Baños:	1
Pies cuadrados terminados:	81 m2
Tamaño del lote:	730 m2
Floor Number:	1

Room details

Total rooms:	3
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Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/L9EQ3y9jFh4>

Contact information

IMLIX ID: IX8.885.555

