



Country House near Ruffec with Development Potential - €80645



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 93,869.72

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	01/09/2026

Descripción:

This country house, just 6km from the town of Ruffec, is situated in a quite hamlet and offers plenty of potential for its future owner.

The property could easily be transformed into a 3-bedroom home by converting the existing attic space. It could also make an interesting rental investment, thanks to its location close to Ruffec and the main routes to Poitiers and Angoulême. Equally it would work well as a second home.

The house benefits from having an attached barn, which could be used to create a workshop, along with the smaller outbuildings providing additional storage. The house, barn and enclosed garden sit on a total plot of 700m². A separate woodland plot of 1156m², located 500m away, also forms part of the property. If you are looking for a peaceful setting while still being within easy reach of local amenities, this property is well worth a look. Book a viewing today.

GROUND FLOOR:

- Kitchen (33 m²): tile and hardwood floors
- Living room (11.5 m²): linoleum
- Bedroom (12 m²): hardwood floors
- Bathroom (3 m²): linoleum, bath, sink, toilet
- Pantry (6 m²): concrete



Cellar below

Convertible attic

EXTERIOR:

Adjoining barn (35 m2): electric door, space for one car

Small outbuildings

Enclosed garden

Woodland plot (not adjoining) measuring 1,156 m2

Común

Dormitorios: 1

Baños: 1

Pies cuadrados terminados: 66 m2

Tamaño del lote: 1856 m2

Floor Number: 1

Room details

Total rooms: 3

Building details

Número de plantas: 1

Orientation: W

Lease terms

Date Available:

Información adicional

Virtual tour URL: https://youtu.be/jRI_zFkgkCY

Contact information

IMLIX ID: IX8.920.919

