



4 Bedroom Villa With Lovely Swimming Pool And Country Views On 1.5 Acres - €149,950

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

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 174,232.87

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	07/09/2026

Descripción:

A 1970s bungalow offering four bedrooms, including one on the lower ground floor. The lower ground floor can be completely self-contained, featuring a bedroom, dressing room, bathroom and a living area with fitted kitchen already in place. It is ideal for accommodating guests, creating an annexe or developing a holiday rental business (Airbnb). The property benefits from oil-fired central heating and double glazing. Outside, the property enjoys lovely open countryside views, a terrace and an attractive 8m x 4m swimming pool with its own sun terrace. Situated in a small hamlet, just 10 km from Ruffec and 6 km from Verteuil-sur-Charente.

GROUND FLOOR

Living room 34m²: Wooden floor, fireplace, three French doors to terrace. Fitted kitchen 13.5m²: Tiled floor. Entrance hall 5m²: Tiled floor. Hallway 8m²: Wooden floor. Bedroom 13m²: Tiled floor, built-in wardrobe, French door. Bedroom 10.4m²: Tiled floor. Bedroom 9.5m²: Tiled floor, built-in wardrobe. Bathroom 6m²: Vinyl flooring, WC, wash basin, bath with shower attachment, built-in cupboard. Separate WC 1m²: Laminate flooring, wash basin.

LOWER GROUND FLOOR (access via the kitchen or from outside)

Living room 32m²: Tiled floor, fitted kitchen and lounge area (heated). Bedroom 16m²: Laminate flooring with a 5m² dressing room (not heated). Bathroom 4m²: Tiled floor, bath with shower



attachment, WC, wash basin, heated towel rail. Utility area and boiler room/pump room for pool
OUTSIDE

Enclosed garden with parking for several vehicles and a wooden terrace, set on a total plot of
6,509m². 8m x 4m chlorine swimming pool (can be heated by connecting it to the oil-fired
boiler). Detached concrete block garage with space for two cars and a greenhouse

Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	152 m ²
Tamaño del lote:	6509 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Número de plantas:	1
Orientation:	W

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/qxwtO92KkF8
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Contact information

IMLIX ID:	IX8.944.697
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