



## €172250 - 6 Bedroom Village House With Barn Close To Ruffec



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 193,804.05

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	05/04/2025

#### Description:

Pretty village house with six bedrooms and a fenced garden offering good value. The property is located in a small village just a few minutes from Ruffec.

Oil-fired central heating and solar panels generate around €1,000 per year.

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Ground floor (triple glazing to the front)

- Living room (51m<sup>2</sup>): tiled floor, fireplace, exposed stone
- Fitted kitchen (18m<sup>2</sup>): linoleum floor, cellar below
- Hallway (6m<sup>2</sup>): linoleum floor, water softener
- Toilet (1m<sup>2</sup>): wooden floor



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- Bathroom (4m2): wooden floor, bathtub, sink
  - Laundry room (8m2): concrete floor
  - Bedroom 1 (16m2): Tiled floor, leading to - Shower room (8m2): Tiled floor, shower, toilet, sink, door to the garden

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## Upstairs (double glazing)

- Landing (8m2): laminate flooring, reversible air conditioning
- Bedroom 2 (14m2): laminate flooring
- Toilet (2m2): linoleum floor
- Shower room (5m2): wooden floor, shower, sink
- Bedroom 3 (13m2): laminate flooring
- Bedroom 4 (18m2): laminate flooring
- Bedroom 5 (11m2): laminate flooring
- Bedroom 6 (14m2): linoleum flooring

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## Exterior

- Fenced garden at the rear and large courtyard in front
- 60m2 barn attached to the house, insulated roof and stairs to the mezzanine / games room (45m2) insulated and with the possibility of adding a radiator with existing plumbing.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	190 m <sup>2</sup>



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Dimesions du lot: 1.454 m<sup>2</sup>

## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.785.748

