



## €118250 - 3 Bedroom Stone House and Barn in a Quiet Hamlet



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 133,046.9

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	12/04/2025

### Description:

Conveniently situated between Mansle & Ruffec, this 3 bedroomed stone house offers 2 large reception rooms, a fitted kitchen, summer kitchen and a large bathroom with separate walk-in shower and WC. Outside are an enclosed courtyard with private rear garden, stone barn and even a little old house to renovate (extend into). Under the property is a useful cellar with electricity. The sanitation system was replaced in 2010 and the roof on the house was replaced in 2019.

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In detail, this house offers on the ground floor:

- an entrance hall (8m2): laminate flooring;
- a fitted kitchen (17m2): tiled flooring, fireplace, door opening to the garden;
- a living room (24m2): laminate flooring, fireplace;
- a dining room (24m2): laminate flooring, wood stove;



- a summer kitchen (9m2): linoleum flooring, sink.

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And upstairs:

- a landing (7m2): wooden flooring;
- bedroom 1 (24m2): laminate flooring over wooden flooring, 2 windows;
- bedroom 2 (8m2): carpet over wooden flooring;
- bedroom 3 (17m2): carpet, door opening to a large balcony;
- a bathroom (17m2): tiled floor, bathtub, shower, double sink, WC.

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Outside:

- a cellar;
- a small barn and store room (sewage connections at the rear are in place);
- a small old house to renovate;
- a courtyard and a small enclosed garden (all on a total plot of 484m2).

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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)

Année: 1930

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	153 m <sup>2</sup>
Dimesions du lot:	484 m <sup>2</sup>

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



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## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

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

## Contact information

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