



## €124500 - Pretty Detached Stone Property. Ideal Holiday Home

### 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
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Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 145,462.29

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	08/07/2025

### Description:

Pretty character stone property situated in a village between Ruffec and Sauze-Vaussais for all your main commerce and access to the N10. Nearby, there are a couple of restaurants, a boulangerie, and a school.

This detached character property is an ideal lock-up-and-leave holiday home, or as an investment for renting, and in detail comprises :-

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On the first floor:

Open-plan living area with a fitted corner kitchen (50m2). This lovely light room has windows with views over the surrounding countryside and the garden. It has a tiled floor, beams and exposed stone, and an insert wood burner. French windows lead onto a balcony/decking with steps down to the garden.

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On the ground floor:



- Entrance hall (6m2) : tiled floor
- Bedroom 1 (16m2) : tiled floor
- Bedroom 2 (9m2) : tiled floor
- Bedroom 3 (6m2) : tiled floor
- Bathroom (5m2) : tiled floor, shower, bath wc and handbasin
- Storeroom (5m2) : tiled floor, hot water tank

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Outside:

- Garden
- Off road parking
- Storage area underneath the decking

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All on a surface area of 848m2

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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:	3
Salle de bains:	1
Pied carré fini:	96 m <sup>2</sup>
Dimesions du lot:	848 m <sup>2</sup>

## Room details

Total rooms:	4
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## Lease terms

Date Available:

## Information additionnelle



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## **Contact information**

IMLIX ID:

IX7.236.568

