



A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m² - €93,500



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 108,036.75

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	02/03/2026

Description:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property is immediately habitable, though some interior redecoration may be desired in time. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world.

Ground Floor :

Entrance 3m² Tiled floor Kitchen 10m² Tiled floor Laundry Room 5m² Concrete floor, recent hot water tank WC 1m² Tiled floor Sitting Room 27m² Wood floor, insert wood burner, patio door to wood terrace with views

Upstairs :

Landing 5m² Wood floor Bedroom 9m² Wood floor Bedroom 12m² Wood floor Bedroom 14m² Wood floor Bathroom 3m² Bath with shower, hand basin

Outside :

Wood terrace with views across the gardens and to the river Courtyard with access to a cellar, attached



garage with electric up-and-over door and storage above. Lower gardens with river frontage. After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

Commun

Chambres: 3
Salle de bains: 1
Pied carré fini: 89 m²
Dimensions du lot: 7645 m²
Floor Number: 1

Room details

Total rooms: 4

Building details

Nombre de pieds carrés: 1
Orientation: SW

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/Jh130T85Lpc>

Contact information

IMLIX ID: IX8.223.477

