



## Spacious Farmhouse with 1.9 Hectares of Land ☑ Ideal for Horses - €186,000



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 215,837.98

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16240
Soumis:	11/05/2026

#### Description:

Superb old farmhouse situated on 1.9 hectares of land. The main house offers three large bedrooms, one of which is on the ground floor with a dressing room/office. It is equipped with oil-fired central heating and partially benefits from double glazing. Very bright, this property boasts generous proportions and significant development potential. It also has two attics and numerous outbuildings. The roof of the house was renewed in 2025. Its large adjoining flat land would be perfect for horse owners. A smaller portion of the land could be purchased if too large. Near Ruffec with quick access to the N10 for Angouleme (25 minutes) or Poitiers (55 minutes).

#### Ground Floor

Entrance 6m<sup>2</sup> Tiled floor Dining Room 30m<sup>2</sup> Parquet flooring, fireplace insert Bedroom 24m<sup>2</sup> Parquet flooring (fireplace insert vent for hot air). Includes a dressing room/office 15m<sup>2</sup> Parquet flooring. Basic kitchen 3m<sup>2</sup> Tiled floor Bathroom 3m<sup>2</sup> Tiled floor, sink, shower Living room 23m<sup>2</sup> Parquet flooring, fireplace WC 1m<sup>2</sup>

#### Upstairs

Landing 4m<sup>2</sup> Bedroom 32m<sup>2</sup> Wooden floor, fireplace Bedroom 32m<sup>2</sup> Wooden floor, fireplace Room 6m<sup>2</sup> Wooden floor, ideal for creating a bathroom with WC Attic above, spanning the entire house, with 3 windows and a second attic on the first floor



## Exterior

Large front courtyard, rear garden, large flat plot and orchard  
Garage for one car, barn 100m<sup>2</sup>, stable 30m<sup>2</sup>, outbuildings, boiler room with "Viessmann" boiler  
Wine cellar, storage room, shed 30m<sup>2</sup>

## Commun

Chambres: 3  
Salle de bains: 1  
Pied carré fini: 182 m<sup>2</sup>  
Dimensions du lot: 19115 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 6

## Building details

Nombre de pieds carrés: 1  
Orientation: N

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/TLHogmaQz3o>

## Contact information

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