



3 Bedroom Stone House For Sale Near Ruffec 16700. - €99,950



Information de l'agent

Nom:	Christophe GUAY
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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:	EUR 99,950

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	12/05/2026

Description:

Three-bedroom house located in a quiet hamlet, 5 kilometres from Ruffec (16700). Two bedrooms, a shower room, and a toilet are already located on the ground floor. Upstairs, there is enormous potential to create more living space, but already with an existing bedroom and dressing room which are in very good condition. The septic system needs to be brought up to standard, but the house benefits from oil-fired central heating. It sits on an attached garden of 2494m², over half an acre.

GROUND FLOOR:

Entrance 5m² Tiled floor Fitted kitchen 17.5m² Tiled floor Bedroom 11m² Laminate flooring Living room 16m² Parquet flooring Bedroom 16m² Parquet flooring Shower room 3m² Tiled flooring, WC, sink, shower, cupboard Wine cellar

UPSTAIRS:

Convertible attic 50m² Wooden floor, two skylights and one window already installed Hallway 5m² Laminate flooring Bedroom 15m² Laminate flooring, skylight, beams (central heating radiator installed) Dressing room 8m² Laminate flooring Convertible attic 34m² Concrete floor, beams, oil tank

EXTERIOR:

Small outbuilding with boiler room, a lovely covered terrace with bar and pizza oven (water and electricity connections).



Garden and shed

Commun

Chambres: 3
Salle de bains: 1
Pied carré fini: 105 m²
Dimensions du lot: 2494 m²
Floor Number: 1

Room details

Total rooms: 4

Building details

Nombre de pieds carrés: 1
Orientation: S

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/Kt7lxNApqmK>

Contact information

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