



Charming Spacious House Near Ruffec With Outbuildings - €196800



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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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 228,370.51

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	15/05/2026

Description:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone. The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m² including a paddock to the rear ☑ ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

GROUND FLOOR:

Entrance 15m² Tiled floor Fitted Kitchen / Dining Room 40m² Hardwood flooring, wood stove, oak beams Living Room 20m² Hardwood flooring, wood stove Living Room 20m² Hardwood flooring WC 1m² Tiled floor

UPSTAIRS:

Landing 8m² Hardwood flooring Master Bedroom 28m² Hardwood flooring, beams and Shower Room 7m² Tiled floor, shower, sink, toilet, cupboard Bedroom 17m² Hardwood flooring Bedroom 16m² Hardwood flooring Bedroom 10m² Hardwood flooring Bathroom 7m² Hardwood flooring, bathtub, sink,



toilet, shower

EXTERIOR:

Attached barn 55m², barn 95m², stable 50m², shed 100m², garage, bread oven, laundry room, rain water cistern Front courtyard and gardens. Paddock to the rear.

Commun

Chambres:	4
Salle de bains:	2
Pied carré fini:	187 m ²
Dimesions du lot:	4255 m ²
Floor Number:	1

Room details

Total rooms:	6
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Building details

Nombre de pieds carrés:	1
Orientation:	SW

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/7xsvrfRdsb0>

Contact information

IMLIX ID: IX8.475.320

