



5 Bedroom Village House With Delightful Grounds Close to Ruffec - €234,000

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 272,413.26

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16240
Soumis:	02/06/2026

Description:

An attractive village house 6 kms from Ruffec set back from the road with privacy and intimacy. Large living area with its 5 bedrooms and 4 reception rooms. The roof has been overhauled in 2018, a new sanitation system installed in 2021 and a new heat exchange pump heating system in 2022. The ground floor could easily accommodate a guest annexe for flexible living space. Outside has an attached barn with space to park two cars and the mature gardens are beautiful on a total plot size of 2401m².

Ground Floor:

Entrance 12m² Linoleum flooring WC 1m² Linoleum flooring Bathroom 4m² Linoleum flooring, bathtub with shower, sink Living Room 16m² Laminate flooring Office 10m² Laminate flooring Fitted Kitchen 20m² Linoleum flooring leading to Sitting Room 18m² Parquet, doors to the garden Living Room 17m² Linoleum flooring, wood-burning stove Bedroom 10m² Carpet, stone

First Floor:

Landing 10m² Wooden flooring and carpet, built-in wardrobes Bedroom 13m² Wooden flooring, wardrobe Bedroom 10m² Carpet, sloping ceiling WC 1m² Linoleum flooring Bathroom 8m² Linoleum flooring, bathtub with shower, sink Bedroom 13m² Carpet Bedroom 16m² Flooring to be finished (currently plywood)

Exterior:



Large front courtyard with a well, enclosed rear garden with several fruit trees Including a walnut tree and two taps. Adjoining barn of approximately 90m² with workshop and electricity on site. Small hangar and a small storeroom.

Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	179 m ²
Dimesions du lot:	2401 m ²
Floor Number:	1

Room details

Total rooms:	9
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Building details

Nombre de pieds carrés:	1
Orientation:	SE

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: https://youtu.be/GRR_KxSJGmw

