



## Stunning Country House Between Ruffec and Vertueil-sur-Charente - €271270

### 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
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 271,270

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	20/06/2026

#### Description:

Renovated by artisans, this beautiful, stylish 4-bedroomed country house with its traditional slate roof is perfectly situated in a quiet village between Ruffec and the renowned village of Vertueil-sur-Charente. For those with restricted mobility, the property benefits from a bedroom and bathroom on the ground floor, and upstairs a further three bedrooms and a shower room to complete to your own taste with water supply and evacuation already installed.

Enjoy the cosy winter evenings in the lounge with the wood pellet burner, and simply descend to the cellar to find that perfect wine to accompany your evening meal.

With the barn and outbuildings, there are plenty of projects that can be created. The hangar has space to park 2 vehicles, giving shelter from the Charentais sunshine and the cold winter days. The four a pain requires a little restoration work to enjoy traditional home-made bread and pizzas.

The is a property not to be missed, contact us today to book a viewing!

#### Ground floor:

Kitchen (34m<sup>2</sup>): tiled floor, partially fitted, exposed beams, pellet stove with Wi-Fi  
Living room (25m<sup>2</sup>): wooden floor, stove, stone features, exposed beams  
Hall (2m<sup>2</sup>): tiled floor  
Bedroom 1 (14m<sup>2</sup>): laminate flooring, wardrobe  
Laundry room (2m<sup>2</sup>): tiled floor  
Bathroom (8m<sup>2</sup>): tiled floor, bath, washbasin, toilet, shower, exposed beams, heated towel rail



## First floor:

Landing (8.5m<sup>2</sup>): wooden floor, skylight  
Room intended for a shower room (3.5m<sup>2</sup>): tiled floor, heated towel rail, water supply and drainage in place  
Bedroom 2 (10m<sup>2</sup>): carpeted floor  
Bedroom 3 (21m<sup>2</sup>): seagrass flooring on wooden floorboards  
Bedroom 4 (14m<sup>2</sup>): carpet on wooden floorboards  
Attic (25m<sup>2</sup>): linoleum on wooden floorboards, 1 window, stone walls, skylight

## Outside:

Cellar beneath part of the living room: clay floor  
Garden  
Stables + upper floor  
Hangar: space for 2 cars  
Chicken coop  
Barn  
Bread oven in need of restoration  
Vegetable garden

All on a plot size of 2090m<sup>2</sup>

## Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	140 m <sup>2</sup>
Dimesions du lot:	2090 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
--------------	---

## Building details

Nombre de pieds carrés:	1
Orientation:	S

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/3cJIMZ57zVA>

## Contact information

IMLIX ID: IX8.625.188

