



## Stunning 3 Bed House for Sale in Ruffec Charente France



### Information de l'agent

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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 137,000

#### Location

Pays:	France
Indicatif régional:	16700
Soumis:	30/06/2026

Description:  
Stunning 3 Bed House for Sale in Ruffec Charente France

Esales Property ID: es5555105

23 Rue du Maquis Foch, 16700 Ruffec, France

Charming Three-Bedroom Residence in the Heart of Ruffec

Price: €137,000 | Location: 23 Rue du Maquis Foch, 16700 Ruffec, France

Discover the perfect blend of convenience, comfort, and countryside charm with this inviting three-bedroom property in the historic town of Ruffec. Located in the heart of the Charente department, this residence offers an exceptional opportunity for those seeking a permanent home or a delightful holiday retreat in one of France's most picturesque regions.

Thoughtfully Designed Living Spaces



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Every inch of this home has been designed with relaxation in mind. The interior is move-in ready, featuring a spacious, comfortable lounge equipped with a 55-inch television and modern furnishings—all of which can remain with the property upon request.

The heart of the home is the fully equipped kitchen, finished with clean white cabinetry and a modern cooker with an extraction hood. An American-style fridge provides ample storage, while the adjacent dining area exudes a charming, rustic atmosphere perfect for family meals or entertaining. For added practicality, the home includes a private cloakroom on the ground floor, ensuring convenience for both residents and guests.

## Comfortable Bedroom Accommodation

Upstairs, the property hosts three large, well-appointed bedrooms, each offering unique views of the surrounding gardens or the local streetscape:

- \* The Double Bedroom: A bright, inviting space that offers a peaceful retreat with pleasant views toward the main street.
- \* The Twin Bedroom: A versatile room featuring two single beds, generous cupboard storage, and lovely, serene views over the private garden.
- \* The Large Double Bedroom: A highlight of the home, this spacious room is flooded with natural light and features direct access to a private patio, complete with a table and chairs for morning coffee or evening relaxation.

The upstairs level is completed by a contemporary family bathroom, featuring both a modern shower and a full-sized bathtub.

## Outdoor Living and Convenience

Stepping outside, you will find a large, private garden enclosed by mature trees. Furnished with loungers and outdoor seating, this quiet oasis is the perfect spot to enjoy the famous French sunshine. The property also features convenient off-street parking with enough space for two cars, making loading and unloading effortless.

## A Prime Location in Charente

Ruffec offers the quintessential French lifestyle. You are situated within walking distance of the town center, where you can explore a weekly traditional market, local boutiques, and a range of cafes and restaurants. For daily necessities, two large supermarkets, a DIY store, and clothing retailers are all within a five-minute walk.

Beyond the town, the region is a playground for leisure. Just two miles away lies a beautiful lake, a popular destination for swimming and picnics, featuring an on-site restaurant. Nature lovers will also enjoy the proximity to stunning communes like Verteuil-sur-Charente, Condac, and Champagne-Mouton, all within a short, scenic drive. Furthermore, the property's convenient access to the A10 motorway makes exploring the wider region or traveling to major transit hubs remarkably simple.



This property offers a rare combination of modern amenities, outdoor space, and an unbeatable location. It is truly a turnkey opportunity to secure your place in the beautiful Charente countryside.

## ABOUT THE AREA

Ruffec is a charming town located in the Charente department of southwestern France, historically serving as a vital stopover on the route between Paris and Spain. Situated on a limestone plateau at the confluence of the Lien and Péruse rivers, the town offers a tranquil, authentic glimpse into the French 'art de vivre'. With a population of around 3,500 to 4,000 residents, it maintains a human-sized, welcoming atmosphere that balances a quiet rural lifestyle with the amenities of a growing local hub.

The town is steeped in history, featuring narrow, ancient streets, timber-framed houses, and remnants of its medieval past. Notable architectural landmarks include the Saint-André church, which retains a striking Romanesque façade despite later Gothic renovations, and the remains of old mills and wash houses that recall the town's earlier reliance on the river. Visitors often enjoy exploring the historic 'Chaîne' quarter or strolling through the Jardin des Arts, which offers picturesque views of the surrounding countryside.

Life in Ruffec is characterized by its relaxed pace and strong sense of community, bolstered by local markets, shops, and a variety of cultural events, such as the annual International Humour and Dream Festival. Its strategic location makes it an excellent base for exploring the north of the Charente department, with easy access to nearby nature paths for walking and cycling. The town's oceanic climate provides plenty of sunshine, contributing to the pleasant, laid-back quality of life for which the region is known.

For international travelers, the nearest airport is Poitiers-Biard Airport (PIS), located approximately 60 to 65 kilometers to the north. While it is the closest facility, many visitors also utilize Limoges Bellegarde Airport (LIG), which is situated about 80 kilometers to the southeast. Ruffec itself is well-connected by road and rail, including high-speed train links that provide convenient access to major French cities like Paris and neighboring regional centers.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 1000m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby



\* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	3
Pied carré fini:	200 m <sup>2</sup>
Dimesions du lot:	10000 m <sup>2</sup>

## Rental details

Furnished:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.654.804
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