



Stunning 5-Bedroom Villa With Swimming Pool - Between Ruffec and Verteuil-sur-Charente - €399,950



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 456,224.45

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	06/07/2026

Description:

A rare find in the Charente, this exceptional, high-end villa boasts an outstanding energy rating (DPE) of A, and is located only a short drive from both Ruffec and the renowned village of Verteuil-sur-Charente.

Built in 2015, the property is well-insulated throughout, with aluminium double glazing, electric shutters and underfloor heating powered by a heat-exchange pump which also provides hot water. The heating system is controlled in two zones making it more energy efficient. A generous 257m² of living space and the annual electric cost is just 1700€.

The master bedroom has its own dressing room and private bathroom, three of the five bedrooms have built-in wardrobes, and the fifth bedroom could equally be used as an office and has direct access to the garden.

The double garage has access directly into the property via the utility room, and includes plenty of space on the mezzanine for storage. There is also a covered carport for additional vehicles.

The terraced swimming pool is perfectly positioned, whether you choose to relax on a sun lounger around the pool, or prefer to take respite in the shade beneath the covered terrace. To complete this idyllic property, it is surrounded by a beautifully maintained garden.

This stunning villa is ready for you to move in straight away, just bring your suitcase. Book a viewing with



us today!

Single-Storey Villa:

Entrance hall (6.5m²): "Design Flooring", built-in cupboard

Living room (63m²): "Design Flooring", 2 x bay windows

Kitchen (52.5m²): "Design Flooring", bay window, fitted

Games Room / Study (9m²): "Design Flooring"

Toilet (1m²): "Design Flooring"

Pantry / Utility Room (11m²): "Design Flooring"

Laundry Room (14m²): "Design Flooring", built-in cupboard

Bathroom (12m²): "Design Flooring"

Bedroom 1 (15m²): "Design Flooring" with walk-in wardrobe (11m²) and en-suite shower room (8m²): walk-in shower, 2 washbasins

Study / Bedroom 5 (15m²): external door, "Design Flooring"

Bedroom 2 (15m²): "Design Flooring", built-in wardrobe

Bedroom 3 (15m²): "Design Flooring", built-in wardrobe

Bedroom 4 (12m²): "Design Flooring", built-in wardrobe

Hallway (14m²): "Design Flooring"

Toilet (1m²): "Design Flooring"

Bathroom (12m²): "Design Flooring", bath, washbasin, walk-in shower

Hallway (5m²): fitted wardrobes, storage

Outside Features :

Garage (57m²) with mezzanine: space for 2 cars

Carport: exposed aggregate concrete

Canopy

Porch

8x4m swimming pool (thermal polystyrene), salt-water treatment

Partially enclosed garden

2 covered terraces (front and rear)

Garden sheds

Underground water collection tank

Année: 2015

Commun

Chambres: 5

Salle de bains: 2

Pied carré fini: 257 m²

Dimesions du lot: 3400 m²

Floor Number: 1

Room details

Total rooms: 8

Building details

Nombre de pieds carrés: 1

Orientation: SE



Lease terms

Date Available:

Information additionnelle

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

Contact information

IMLIX ID: IX8.681.664

