



€159500 - Family Home with 4 Bedrooms, Garden, Pool & Outbuilding - Between Ruffec and Villefagnan



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 187,817.55

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Feladta:	2025. 06. 24.

Leírás:

Located in a peaceful and picturesque hamlet between Ruffec and Villefagnan, this spacious family home offers generous living areas and great potential.

On the ground floor, the property features a comfortable master suite, a fully equipped kitchen with direct access to the utility room/pantry, and a spacious living room (requires some refreshing) with wood-burning insert. A staircase from the living room leads to a mezzanine-style space that could be converted into an office, reading nook, or mezzanine area. The living room opens onto a bright veranda with views of the garden.

Upstairs, you'll find three bedrooms—all overlooking the garden—a shower room, and a separate toilet. In total, the house has three bathrooms, including one in need of renovation, offering flexible options for further development.

Outside, the attractive garden includes a 'Waterair' swimming pool (installed 8 years ago), currently non-functional but repairable. The garage houses a wood pellet boiler (installed in 2015) that provides central heating and hot water. The pellet silo can hold up to 3 tonnes of pellets. A 60 m2 stone barn completes the property—ideal for storage or conversion into additional living space.



This charming property, full of character and potential, is perfect for a family seeking a peaceful countryside lifestyle.

Additional Features:

- * New septic system installed in 2019
- * Roof redone in 2015

Ground Floor:

- Entrance (7m2) : tiled floor, storage cupboard
- Fitted Kitchen (19m2) : tiled floor, large patio doors
- Utility Room (5m2) : old Bathroom (4m2) to renovate
- Living Room (28m2) : laminate flooring, insert fireplace, access to mezzanine-level room
- Veranda (16m2) : laminate flooring, lovely garden views
- Master Bedroom (16m2) : laminate flooring, Ensuite Bathroom (5m2) : bath, sink (to finish)

First Floor:

- Landing (4m2) : wood flooring
- Bedroom 1 (12.5m2) : wood flooring, Velux window, garden view
- Bedroom 2 (11m2) : wood flooring, Velux window, garden view
- Bedroom 3 (12m2) : laminate flooring, garden view
- Shower Room (6m2) : laminate flooring, 2 hand basins, shower, towel radiator, Velux
- WC (1m2) : wood flooring

Exterior:

- Garden with 8-year-old "Waterair" pool (liner and pump included; needs repair)



-Garage with pellet boiler and silo

-Stone barn of 60 m²

Total land area: 1,422 m²

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Gyakori

Hálósobák:	4
Fürdőszobák:	3
Kész négyzetméter:	146 nm
Telekméret:	1.422 nm

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
Emeletek száma:	2

Lease terms

Date Available:

További információ

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.193.808
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