



Beautiful Village House with lovely Exterior and Outbuildings - €244680



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:	EUR 244,680

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Irányítószám:	16240
Feladta:	2025. 04. 24.

Leírás:

Beautiful old Charentais stone house with large light-filled rooms, lots of character and great potential. Some of the rooms still need to be renovated, but most of the work has been done and the owner will continue with the works. The property is located in the heart of a small village just a few minutes from Ruffec. The roofs of the house and the outbuildings have recently been redone (the roof of the house is insulated), central heating with a heat pump was installed in 2022 and there is double glazing in all the windows. A large plot of land (for a house in the heart of an old village) adjoins the property, allowing you to make the most of the fine weather. The outbuildings are ideal for storage, a craft project or additional accommodation.

Ground floor

- Fitted kitchen / dining room (36m²): tiled floor, wood burner
- Living room (27m²): parquet flooring, fireplace
- Bedroom 1 (22m²) carpet with bathroom (5m²): tiled floor, bath, bidet
- Utility room (9m²): lino
- WC (2m²): tiled floor, washbasin
- Boiler room (4m²): heat pump, dynamic cumulus heater
- Hall (8m²): flagstones

1st floor



- Bedroom 2 (25m2): carpet, cupboard, access to attic
 - WC (2m2): parquet flooring, washbasin
 - Shower room (8m2): parquet flooring, washbasin, shower
 - Bedroom 3 (19m2): sea grass, exposed stonework
 - Bedroom 4 (35m2): laminate floor, exposed stonework
 - Landing (16m2): wooden floor
- 2nd floor
- Attic divided into 3 rooms (26m2, 26m2 and 24m2): insulated floor underneath, 2 velux windows and 3 double-glazed windows. Huge potential
- Outside
- Covered terrace
 - Store Rooms
 - Workshop
 - Courtyard
 - Well
 - Rainwater tank
 - 70m2 barn with roof in very good condition
 - 1 garden after the workshop and a 2nd garden after the small roofs
 - Further barn with first floor of 100m2 with roof in very good condition

Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	214 nm
Telekméret:	1312 nm
Floor Number:	1

Room details

Total rooms:	7
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Building details

Emeletek száma:	1
Orientation:	SE

Lease terms

Date Available:

További információ

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

Contact information

IMLIX ID: IX7.344.913



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