



## Exceptional Riverside Property in the Heart of Ruffec - €336800



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 396,289.87

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Irányítószám:	16700
Feladta:	2026. 01. 22.

### Leírás:

TIC Immobilier is pleased to present, as an exclusive listing, this superb and rare property enjoying a highly sought-after location in the very heart of Ruffec, set alongside a stream that flows into the River Lien, offering a living environment that is both central and peaceful. Ideally located, the property is just a few minutes' walk from shops, schools, restaurants, and bars ☑ everything is accessible on foot.

Fully renovated in recent years, the house has undergone extensive, high-quality works, including the installation of a new compliant septic system, complete roof refurbishment, insulation and lining, electrical and plumbing upgrades to current standards, as well as the creation of a modern kitchen and two bathrooms, one on the ground floor and one upstairs.

The kitchen has retained charming original features that are now decorative, including a stone sink and a small fireplace with its original stone hob, adding character and authenticity to the space.

No work is required ☑ the house is ready to move into immediately. Simply unpack and enjoy the beautiful covered terrace, formerly a lavoir, a true haven of peace where you can relax while listening to the gentle flow of the stream.

A rare opportunity combining comfort, quality renovation, and an exceptional location.

### Ground floor:

-Kitchen (16m<sup>2</sup>): laminate flooring, fully equipped

-Living room (10m<sup>2</sup>): laminate flooring, access to covered terrace/private laundry room



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- Entrance hall/study (17m<sup>2</sup>): laminate flooring
  - Bathroom (4m<sup>2</sup>): linoleum flooring, WC, washbasin, shower/small bathtub, mechanical ventilation
  - Living room or 3rd Bedroom (27m<sup>2</sup>): tiled flooring, 3 x French windows
- Upstairs:
- Landing (4m<sup>2</sup>): parquet flooring, exposed beams
  - Bedroom (8m<sup>2</sup>): parquet flooring, exposed beams
  - Bedroom (14m<sup>2</sup>): parquet flooring, exposed beams
  - Shower room (6m<sup>2</sup>): linoleum flooring, walk-in shower, WC, washbasin
- Outside:
- Carport: concrete floor, space for 1 car
  - Shed
  - Enclosed park/garden bordering the stream that joins the Lien
- All on a 2,832m<sup>2</sup> plot

## Gyakori

Hálósobák:	2
Fürdőszobák:	2
Kész négyzetméter:	106 nm
Telekméret:	2832 nm
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Emeletek száma:	1
Orientation:	S

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://youtu.be/V3MpdL2YPEE>

## Contact information

IMLIX ID: IX8.083.086



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