



A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m² - €93,500



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 109,721.14

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Irányítószám:	16700
Feladta:	2026. 04. 27.

Leírás:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property requires some interior updating, decoration, new bathroom, new kitchen. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world. Please note that there is a small land slide which requires attention, quote for repairs: 21 000 euros.

Ground Floor :

Entrance 3m² Tiled floor
Kitchen 10m² Tiled floor
Laundry Room 5m² Concrete floor, recent hot water tank
WC 1m² Tiled floor
Sitting Room 27m² Wood floor, insert wood burner, patio door to wood terrace with views

Upstairs :

Landing 5m² Wood floor
Bedroom 9m² Wood floor
Bedroom 12m² Wood floor
Bedroom 14m² Wood floor
Bathroom 3m² Bath with shower, hand basin

Outside :

Wood terrace with views across the gardens and to the river
Courtyard with access to a cellar, attached

garage with electric up-and-over door and storage above. Lower gardens with river frontage. After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	89 nm
Telekméret:	7645 nm
Floor Number:	1

Room details

Total rooms:	4
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Building details

Emeletek száma:	1
Orientation:	SW

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/Jh130T85Lpc>

Contact information

IMLIX ID: IX8.409.153

