



5 Bedroom Village House With Delightful Grounds Close to Ruffec - €234,000

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 272,413.26

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Irányítószám:	16240
Feladta:	2026. 06. 02.

Leírás:

An attractive village house 6 kms from Ruffec set back from the road with privacy and intimacy. Large living area with its 5 bedrooms and 4 reception rooms. The roof has been overhauled in 2018, a new sanitation system installed in 2021 and a new heat exchange pump heating system in 2022. The ground floor could easily accommodate a guest annexe for flexible living space. Outside has an attached barn with space to park two cars and the mature gardens are beautiful on a total plot size of 2401m2.

Ground Floor:

Entrance 12m2 Linoleum flooring WC 1m2 Linoleum flooring Bathroom 4m2 Linoleum flooring, bathtub with shower, sink Living Room 16m2 Laminate flooring Office 10m2 Laminate flooring Fitted Kitchen 20m2 Linoleum flooring leading to Sitting Room 18m2 Parquet, doors to the garden Living Room 17m2 Linoleum flooring, wood-burning stove Bedroom 10m2 Carpet, stone

First Floor:

Landing 10m2 Wooden flooring and carpet, built-in wardrobes Bedroom 13m2 Wooden flooring, wardrobe Bedroom 10m2 Carpet, sloping ceiling WC 1m2 Linoleum flooring Bathroom 8m2 Linoleum flooring, bathtub with shower, sink Bedroom 13m2 Carpet Bedroom 16m2 Flooring to be finished (currently plywood)

Exterior:

Large front courtyard with a well, enclosed rear garden with several fruit trees Including a walnut tree and



two taps. Adjoining barn of approximately 90m2 with workshop and electricity on site. Small hangar and a small storeroom.

Gyakori

Hálósobák:	5
Fürdőszobák:	2
Kész négyzetméter:	179 nm
Telekméret:	2401 nm
Floor Number:	1

Room details

Total rooms:	9
--------------	---

Building details

Emeletek száma:	1
Orientation:	SE

Lease terms

Date Available:

További információ

Virtual tour URL: https://youtu.be/GRR_KxSJGmw

