



€124500 - Pretty Detached Stone Property. Ideal Holiday Home

Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 145,462.29

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Pubblicato:	08/07/2025

Descrizione:

Pretty character stone property situated in a village between Ruffec and Sauze-Vaussais for all your main commerce and access to the N10. Nearby, there are a couple of restaurants, a boulangerie, and a school.

This detached character property is an ideal lock-up-and-leave holiday home, or as an investment for renting, and in detail comprises :-

On the first floor:

Open-plan living area with a fitted corner kitchen (50m2). This lovely light room has windows with views over the surrounding countryside and the garden. It has a tiled floor, beams and exposed stone, and an insert wood burner. French windows lead onto a balcony/decking with steps down to the garden.

On the ground floor:



- Entrance hall (6m2) : tiled floor
 - Bedroom 1 (16m2) : tiled floor
 - Bedroom 2 (9m2) : tiled floor
 - Bedroom 3 (6m2) : tiled floor
 - Bathroom (5m2) : tiled floor, shower, bath wc and handbasin
 - Storeroom (5m2) : tiled floor, hot water tank
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Outside:

- Garden
 - Off road parking
 - Storage area underneath the decking
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All on a surface area of 848m2

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

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	96 mq
Dimensione del lotto:	848 mq

Room details

Total rooms:	4
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Lease terms

Date Available:

Informazioni aggiuntive



IMLIX

Mercato Immobiliare IMLIX

<https://www.imlix.com/it/>

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX7.236.568

