



Beautiful Village House with lovely Exterior and Outbuildings - €244680



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
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Languages:	French
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 287,129.07

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16240
Pubblicato:	24/04/2025

Descrizione:

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

Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	214 mq
Dimensione del lotto:	1312 mq
Floor Number:	1

Room details

Total rooms:	7
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Building details

Numero di piani:	1
Orientation:	SE

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX7.344.913



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