



5-Bedroom Home with Guest Gite, Nearly 1 Hectare of Land Between Ruffec and Villefagnan - €264550



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 310,131.4

Posizione

Nazione:	France
Cap:	16240
Pubblicato:	05/09/2025

Descrizione:

As you pass through the stunning arched stone gates into the private gardens, it's immediately clear that this is a truly special property. This spacious family home offers five generously sized bedrooms, complemented by a recently converted independent guest gite, providing an additional bedroom perfect for visitors or extended family.

The home benefits from comfortable gas central heating and a modern, recently updated kitchen. The sanitation system has also been completely upgraded, offering peace of mind and convenience.

Set within nearly one hectare of attached land, the property is ideal for anyone dreaming of keeping a horse, growing their own food, or simply enjoying a more self-sufficient lifestyle. A well and a rainwater cistern provide a sustainable water source for your vegetable garden or animals.

MAIN HOUSE

Ground Floor:

Fitted Kitchen (32m²): tiled floor, fireplace insert
Large Hallway (18m²): linoleum flooring, exposed beams
Boiler Room (4m²): tiled floor
WC (1m²): tiled floor
Bathroom (5m²): tiled floor, sink, bidet, bathtub (jacuzzi-style)
Living Room (30m²): tiled floor, fireplace, double patio doors, exposed beams
Bedroom 1 (35m²): tiled floor, patio door
Veranda (13m²): stone-tiled floor
Utility Room (14m²): tiled floor, washing machine connection

First Floor:

Bedroom 2 (14m²): linoleum flooring
Shower Room (5m²): tiled floor, WC, bidet, sink, skylight
Bedroom



3 (29m2): wood flooring, access to second floor
Bedroom 4 or Lounge (32m2): wood flooring, accessed through Bedroom 3
Attic (above the kitchen) (32m2): potential to create a bedroom with bathroom
Room (14m2): former bedroom, above an adjoining outbuilding next to the veranda

Second Floor:

Bedroom 5 (28m2): chipboard flooring
Bedroom 6 (22m2): chipboard flooring, skylight

GÎTE (with new roof)

Ground Floor:

Open plan living Area (27m2): tiled floor, kitchenette, open to ceiling, skylight, exposed stone walls

First Floor:

Bedroom (12m2): laminate flooring, exposed stone walls
Shower Room (6m2): tiled floor, walk-in shower, WC, sink
Landing (6m2): laminate flooring

EXTERIOR:

Wine store (20m2) with earth floor
Well and rainwater collection tank
Stable (30m2)
Two garages
Carport
Enclosed garden
All on a total plot of 9764m2

Comune

Camere da letto: 6

Bagni: 3

Room details

Total rooms: 11

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.521.623

