



Secluded Riverside Stone House with Outbuildings and Private Fishing Plot - €117645



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 136,142.17

Posizione

Nazione:	France
Cap:	86400
Pubblicato:	16/09/2025

Descrizione:

Tucked away at the end of a peaceful no-through lane and surrounded by nature, this charming stone property offers the perfect blend of character, space, and seclusion. With exposed stone walls, oak beams, and original features throughout, it's a home that radiates rustic charm while offering plenty of scope for entertaining and leisure.

Ground Floor:

Spacious open-plan kitchen/diner/sitting room (48m²) with wood flooring, exposed stone walls, oak beams, and a wood-burning stove.

Shower room (6m²) with walk-in shower, WC, basin, heated towel rail, and washing machine point.

First Floor:

Landing (3m²) with sea grass flooring.

Three bedrooms (13m², 14m², 8m²) all featuring oak beams, exposed stone (in 2 bedrooms), and sea grass flooring.

Shower room (7m²) with walk-in shower, WC, basin, and character features.

Basement:

Games room / party room (42m²) with a built-in bar and sink ☑ ideal for gatherings or relaxing evenings. Home cinema projector.

Outside:

Sunny terrace with views of the river and an old mill. Original vaulted bread oven. Just 30m from the



terrace, a private riverside plot (680m2) ☑ a fisherman's dream with direct river access.
Wine store with attic above. Attached barn with attic offering conversion potential.
Old barn without a roof, perfect for transforming into an Italian-style walled garden.
This is a rare opportunity to acquire a secluded riverside retreat, full of character and charm, with versatile outbuildings and private river frontage. Perfect as a family home, a holiday property, or a fisherman's hideaway. On a total plot of 2084m2 although the vast majority looks after itself, being sloping scrubland.
The vendors would consider selling the property furnished making this the absolute ideal holiday home.

Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	99 mq
Dimensione del lotto:	2084 mq
Floor Number:	1

Room details

Total rooms:	5
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Building details

Numero di piani:	1
Orientation:	SE

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.548.739

