



## 16th-Century Logis Full of Character, Renovation Project Near Ruffec - €86,000



### 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:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 101,190.41 |

### Posizione

|                              |                    |
|------------------------------|--------------------|
| Nazione:                     | France             |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città:                       | Ruffec             |
| Cap:                         | 16240              |
| Pubblicato:                  | 19/01/2026         |

### Descrizione:

A historic residence dating from the 16th century. The wing of the old logis being sold, in need of renovation, captivates with its exceptional character and well-preserved authenticity. From the moment you pass through the stone-pillared gates, you feel transported back in time.

Inside, you will find original stone flagstones, silent witnesses to the footsteps of those who walked here during the Renaissance. The ground floor features three spacious reception rooms, each with its own period fireplace, giving every room a majestic and welcoming atmosphere. An original stone staircase leads down to a cool vaulted cellar, ideal for storage or creating a characterful space.

On the first floor, the house offers three large rooms, ready to be converted into bedrooms, each with ample space to create en-suite bathrooms, allowing you to imagine a comfortable living space while respecting the home's historic charm.

On the second floor, the attic, currently divided into two areas, offers significant potential for development with good headroom and could easily accommodate beautiful master suites.

The roof was completely renovated in 2025 (by the owner himself), ensuring the structure of this magnificent logis remains solid and secure.

This property is perfect for lovers of historic homes and ambitious renovation projects, looking to bring 21st-century comfort to a residence full of character and history.



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## GROUND FLOOR:

- Entrance hall (9m2): flag stones
- Living room (22m2): flag stones, fireplace
- Living room (29m2): terracotta tiles, fireplace, exposed stone
- Living room (17m2): terracotta tiles, fireplace,exposed stone

## FIRST FLOOR:

- Landing (10m2): wooden floor
- Room (24m2): wooden floor, fireplace
- Room (31m2): wooden floor, fireplace
- Room (21m2): wooden floor

## SECOND FLOOR:

- Room (35m2): wooden floor, exposed beams
- Room (55m2): wooden floor, exposed beams

## EXTERIOR:

- Large courtyard
- Barn in ruins
- Outbuildings
- Cistern

All on a surface area of 4110m2

Please note: the property currently has no electricity or running water, but both are available close-by.

## Comune

|                        |         |
|------------------------|---------|
| Camere da letto:       | 4       |
| Finito piedi quadrati: | 253 mq  |
| Dimensione del lotto:  | 4110 mq |
| Floor Number:          | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 8 |
|--------------|---|

## Building details

|                  |    |
|------------------|----|
| Numero di piani: | 1  |
| Orientation:     | SE |

## Lease terms

Date Available:

## Informazioni aggiuntive

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

## Contact information

IMLIX ID: IX8.083.083



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

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