



## Charming Stone Property Near Ruffec For Sale - €149,000



### 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 175,318.26

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Pubblicato:	09/02/2026

### Descrizione:

Beautiful character stone country property located close to Ruffec. The house offers many original features, including exposed beams and wooden flooring upstairs, giving it plenty of charm and authenticity. The property benefits from a courtyard to the front, a garden to the rear, as well as a separate plot ideal for growing your own vegetables. A barn / garage is located opposite the house, offering a range of possibilities.

At the heart of the home is a spacious kitchen / dining room. There is also an impressive 58 m2 living room, complete with a built-in bar, perfect for social evenings with family and friends. The property is equipped with oil-fired central heating, complemented by a wood-burning stove in the living room for cosy and comfortable evenings.

The layout allows for ground-floor living, with a bedroom on the ground floor, a bathroom and a separate WC. Upstairs, there are three additional bedrooms, ideal for accommodating family and guests.

A charming property offering generous living space in a peaceful and pleasant setting.

### GROUND FLOOR:

- Kitchen (40m2): tiled floor, stone walls, exposed beams, fully equipped
- Bathroom (10m2): tiled floor, bath, washbasin, shower
- Toilet (1m2): tiled floor



- Boiler room (3m2): tiled floor, boiler, washing machine connection
- Laundry room (12m2): tiled floor
- Bedroom 1 (13m2): tiled floor, French windows
- Hallway (3m2): tiled floor
- Living room (58m2): tiled floor, fireplace insert, built-in bar

#### FIRST FLOOR:

- Landing (8m2): wooden floor
- Bedroom 2 (15m2): wooden floor
- Bedroom 3 (14m2): wooden floor
- Bedroom 4 (14m2): wooden floor with private WC: wooden floor, washbasin
- Attic area

#### EXTERIOR:

- Front courtyard
- Barn opposite with space for 1 car
- Terrace and garden at the rear
- Extra non-adjointing garden vry close by

All on a surface area of 1092m2

### Comune

Camere da letto:	4
Bagni:	1
Finito piedi quadrati:	192 mq
Dimensione del lotto:	1092 mq
Floor Number:	1

### Room details

Total rooms:	6
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### Building details

Numero di piani:	1
Orientation:	S

### Lease terms

Date Available:

### Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/8CwnIYPCmZA>

### Contact information

IMLIX ID: IX8.157.821



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