



## A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m<sup>2</sup> - €93,500



### 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 108,036.75

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Publicato:	02/03/2026

### Descrizione:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property is immediately habitable, though some interior redecoration may be desired in time. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world.

### Ground Floor :

Entrance 3m<sup>2</sup> Tiled floor Kitchen 10m<sup>2</sup> Tiled floor Laundry Room 5m<sup>2</sup> Concrete floor, recent hot water tank WC 1m<sup>2</sup> Tiled floor Sitting Room 27m<sup>2</sup> Wood floor, insert wood burner, patio door to wood terrace with views

### Upstairs :

Landing 5m<sup>2</sup> Wood floor Bedroom 9m<sup>2</sup> Wood floor Bedroom 12m<sup>2</sup> Wood floor Bedroom 14m<sup>2</sup> Wood floor Bathroom 3m<sup>2</sup> Bath with shower, hand basin

### Outside :

Wood terrace with views across the gardens and to the river Courtyard with access to a cellar, attached



garage with electric up-and-over door and storage above. Lower gardens with river frontage. After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

## Comune

Camere da letto: 3  
Bagni: 1  
Finito piedi quadrati: 89 mq  
Dimensione del lotto: 7645 mq  
Floor Number: 1

## Room details

Total rooms: 4

## Building details

Numero di piani: 1  
Orientation: SW

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/Jh130T85Lpc>

## Contact information

IMLIX ID: IX8.223.477

