



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



### Informazioni sull'Agente

Nome:	Christophe GUAY
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Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 109,721.14

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Pubblicato:	27/04/2026

### 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 requires some interior updating, decoration, new bathroom, new kitchen. 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. Please note that there is a small land slide which requires attention, quote for repairs: 21 000 euros.

### 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
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## 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: IX8.409.153

