



Spacious Farmhouse with 1.9 Hectares of Land [?] Ideal for Horses - €186,000



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
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Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 215,837.98

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16240
Pubblicato:	11/05/2026

Descrizione:

Superb old farmhouse situated on 1.9 hectares of land. The main house offers three large bedrooms, one of which is on the ground floor with a dressing room/office. It is equipped with oil-fired central heating and partially benefits from double glazing. Very bright, this property boasts generous proportions and significant development potential. It also has two attics and numerous outbuildings. The roof of the house was renewed in 2025. Its large adjoining flat land would be perfect for horse owners. A smaller portion of the land could be purchased if too large. Near Ruffec with quick access to the N10 for Angouleme (25 minutes) or Poitiers (55 minutes).

Ground Floor

Entrance 6m² Tiled floor Dining Room 30m² Parquet flooring, fireplace insert Bedroom 24m² Parquet flooring (fireplace insert vent for hot air). Includes a dressing room/office 15m² Parquet flooring. Basic kitchen 3m² Tiled floor Bathroom 3m² Tiled floor, sink, shower Living room 23m² Parquet flooring, fireplace WC 1m²

Upstairs

Landing 4m² Bedroom 32m² Wooden floor, fireplace Bedroom 32m² Wooden floor, fireplace Room 6m² Wooden floor, ideal for creating a bathroom with WC Attic above, spanning the entire house, with 3 windows and a second attic on the first floor



Exterior

Large front courtyard, rear garden, large flat plot and orchard
Garage for one car, barn 100m2, stable 30m2, outbuildings, boiler room with "Viessmann" boiler
Wine cellar, storage room, shed 30m2

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	182 mq
Dimensione del lotto:	19115 mq
Floor Number:	1

Room details

Total rooms:	6
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Building details

Numero di piani:	1
Orientation:	N

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/TLHogmaQz3o>

Contact information

IMLIX ID: IX8.446.832

