



3 Bedroom Stone House For Sale Near Ruffec 16700. - €99,950



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:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 115,983.91

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Pubblicato:	12/05/2026

Descrizione:

Three-bedroom house located in a quiet hamlet, 5 kilometres from Ruffec (16700). Two bedrooms, a shower room, and a toilet are already located on the ground floor. Upstairs, there is enormous potential to create more living space, but already with an existing bedroom and dressing room which are in very good condition. The septic system needs to be brought up to standard, but the house benefits from oil-fired central heating. It sits on an attached garden of 2494m², over half an acre.

GROUND FLOOR:

Entrance 5m² Tiled floor Fitted kitchen 17.5m² Tiled floor Bedroom 11m² Laminate flooring Living room 16m² Parquet flooring Bedroom 16m² Parquet flooring Shower room 3m² Tiled flooring, WC, sink, shower, cupboard Wine cellar

UPSTAIRS:

Convertible attic 50m² Wooden floor, two skylights and one window already installed Hallway 5m² Laminate flooring Bedroom 15m² Laminate flooring, skylight, beams (central heating radiator installed) Dressing room 8m² Laminate flooring Convertible attic 34m² Concrete floor, beams, oil tank

EXTERIOR:

Small outbuilding with boiler room, a lovely covered terrace with bar and pizza oven (water and electricity connections).



Garden and shed

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	105 mq
Dimensione del lotto:	2494 mq
Floor Number:	1

Room details

Total rooms:	4
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/Kt7lxNApqmK>

Contact information

IMLIX ID: IX8.446.833

