



Charming Spacious House Near Ruffec With Outbuildings - €196800



Informazioni sull'Agente

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|-------------------|---|
| 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 228,370.51 |

Posizione

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|------------------------------|--------------------|
| Nazione: | France |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città: | Ruffec |
| Cap: | 16700 |
| Pubblicato: | 15/05/2026 |

Descrizione:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone. The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m² including a paddock to the rear ☑ ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

GROUND FLOOR:

Entrance 15m² Tiled floor
Fitted Kitchen / Dining Room 40m² Hardwood flooring, wood stove, oak beams
Living Room 20m² Hardwood flooring, wood stove
Living Room 20m² Hardwood flooring
WC 1m² Tiled floor

UPSTAIRS:

Landing 8m² Hardwood flooring
Master Bedroom 28m² Hardwood flooring, beams and Shower Room 7m² Tiled floor, shower, sink, toilet, cupboard
Bedroom 17m² Hardwood flooring
Bedroom 16m² Hardwood flooring
Bedroom 10m² Hardwood flooring
Bathroom 7m² Hardwood flooring, bathtub, sink,



toilet, shower

EXTERIOR:

Attached barn 55m2, barn 95m2, stable 50m2, shed 100m2, garage, bread oven, laundry room, rain water cistern Front courtyard and gardens. Paddock to the rear.

Comune

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|------------------------|---------|
| Camere da letto: | 4 |
| Bagni: | 2 |
| Finito piedi quadrati: | 187 mq |
| Dimensione del lotto: | 4255 mq |
| Floor Number: | 1 |

Room details

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|--------------|---|
| Total rooms: | 6 |
|--------------|---|

Building details

| | |
|------------------|----|
| Numero di piani: | 1 |
| Orientation: | SW |

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/7xsvrfRdsb0>

Contact information

IMLIX ID: IX8.475.320

