



Character Home with Guest Suites and Commercial Possibilities On One Acre - €220,000



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
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 253,845.95

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Pubblicato:	31/07/2026
Descrizione:	

Set on approximately one acre of grounds between Ruffec and Sauze-Vaussais, this substantial family home offers exceptional versatility and potential. The property could serve as a spacious private residence, while also presenting excellent opportunities for a Bed and Breakfast, an Airbnb venture, or even the continuation of a successful bar and restaurant business with on-site accommodation. Inside, the home features three generously sized double bedrooms, each with its own en-suite bathroom, providing comfort and privacy for guests or family members alike. In addition, there is a further bedroom located within an attached annexe. With some updating, this space could easily be transformed into a fully independent rental unit, adding further income potential. With its flexible layout, generous outdoor space, and range of possible uses, this property represents a unique opportunity in the heart of the Poitou-Charentes.

GROUND FLOOR:

Entrance hall (15m²): Tiled floor Living room (44m²): Tiled floor, wood-burning stove Dining room (38m²): Wooden flooring, wood-burning stove Kitchen (22m²): Vinyl flooring Scullery/Utility room (14m²): Tiled floor Two storerooms (9m² and 6m²): Tiled floor Hallway (4m²): Vinyl flooring, access to wine cellar (38m² with earth floor) Two toilets (5m² and 2m²): Vinyl flooring, washbasin

FIRST FLOOR:

Landing (6m²): Carpeted Bedroom (32m²): Carpeted; en-suite shower room (4m²): Laminate flooring,



washbasin, shower; toilet (2m2): Laminate flooring, washbasinBedroom (14m2): Carpeted; en-suite shower room (4m2): Vinyl flooring, toilet, washbasin, showerBedroom (25m2): Carpeted; en-suite shower room (4.5m2): Laminate flooring, shower, toilet, washbasinRoom (14m2): Wooden flooringLiving room (34m2): Wooden flooring, pellet stoveBathroom (5m2): Wooden flooring, bathtub, toilet, washbasinBedroom (14m2): Wooden flooring

ATTIC:

Convertible space (access via staircase from the landing) windows already in place

EXTERIOR:

Large front courtyard with a well, ample parking space, rear garden, open barn, summer bar, storage hangar

Comune

Camere da letto:	4
Bagni:	4
Finito piedi quadrati:	342 mq
Dimensione del lotto:	4316 mq
Floor Number:	1

Room details

Total rooms:	8
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://youtu.be/8ZvXcPMq1_w
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Contact information

IMLIX ID:	IX8.792.428
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