



Country House With Ground-Floor Living, Near Les Adjots - €112900



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 131,183

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Pubblicato:	21/08/2026

Descrizione:

This lovely two-bedroom, ground-floor property is situated in a peaceful hamlet, yet is only a 10-minute drive from Ruffec. The property benefits from central heating and a wood-burning stove in the spacious, light-filled lounge, perfect for cosy evenings.

The beautifully decorated two bedrooms are accessed directly from the lounge, with three steps leading up to each room. The fitted kitchen, with a breakfast bar, is well-equipped and ready for its new owners to enjoy.

Outside, the property benefits from an enclosed garden, a separate garage and a covered area for additional storage. The garden has lovely open views over the surrounding fields and woodland, a real haven for anyone looking for a quiet lifestyle whilst still being within easy reach of local amenities.

GROUND FLOOR:

Kitchen (21 m²): tile flooring, fully equipped
Bathroom (7 m²): tile flooring, shower, sink, toilet
Living room (31 m²): laminate flooring, sliding glass door, wood-burning stove, electric shutters
Bedroom (13 m²): laminate flooring
Bedroom (9.5 m²): laminate flooring, electric wall-mounted radiator, French door

ATTIC:

Insulated and suitable for conversion: exterior access

EXTERIOR:



Metal garage: space for one carMetal garden shedEnclosed garden, beautiful views of fields and woods

Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	81 mq
Dimensione del lotto:	730 mq
Floor Number:	1

Room details

Total rooms:	3
--------------	---

Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/L9EQ3y9jFh4>

Contact information

IMLIX ID: IX8.885.555

