



Country House near Ruffec with Development Potential - €80645



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 93,704.63

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Pubblicato:	01/09/2026

Descrizione:

This country house, just 6km from the town of Ruffec, is situated in a quite hamlet and offers plenty of potential for its future owner.

The property could easily be transformed into a 3-bedroom home by converting the existing attic space. It could also make an interesting rental investment, thanks to its location close to Ruffec and the main routes to Poitiers and Angoulême. Equally it would work well as a second home.

The house benefits from having an attached barn, which could be used to create a workshop, along with the smaller outbuildings providing additional storage. The house, barn and enclosed garden sit on a total plot of 700m². A separate woodland plot of 1156m², located 500m away, also forms part of the property. If you are looking for a peaceful setting while still being within easy reach of local amenities, this property is well worth a look. Book a viewing today.

GROUND FLOOR:

- Kitchen (33 m²): tile and hardwood floors
- Living room (11.5 m²): linoleum
- Bedroom (12 m²): hardwood floors
- Bathroom (3 m²): linoleum, bath, sink, toilet
- Pantry (6 m²): concrete



Cellar below
Convertible attic
EXTERIOR:
Adjoining barn (35 m2): electric door, space for one car
Small outbuildings
Enclosed garden
Woodland plot (not adjoining) measuring 1,156 m2

Comune

Camere da letto:	1
Bagni:	1
Finito piedi quadrati:	66 mq
Dimensione del lotto:	1856 mq
Floor Number:	1

Room details

Total rooms:	3
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Building details

Numero di piani:	1
Orientation:	W

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://youtu.be/jRI_zFkgkCY
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Contact information

IMLIX ID:	IX8.920.919
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