



A Magnificent Logis with Great Potential And Habitable Property - €244680



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 275,134.81

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16140
Pubblicato:	28/09/2026

Descrizione:

This superb stone property, featuring its own tower and a massive detached barn, offers exceptional potential for a wide range of projects: a bed and breakfast, a wedding venue, workshops, events, or creative activities. The possibilities are truly endless.

This small, much-altered chateau dates back to the early 16th century. A two-story circular stair tower topped with a conical roof and clad in flat tiles features a window with a transom bar. A small breteche (overhanging defensive structure) protects the entrance, which has a chamfered door frame. The top floor was converted into a dovecote. The ground floor features small cobblestone flooring. Two residential wings adjoin the tower. The northern wing, featuring small round windows (œil-de-bœuf), likely dates back no further than the last century. Its southern counterpart appears older; taller and more substantial, with a vaulted cellar, it may well incorporate parts of the original structure. On the upper floor, two corbels suggest the former presence of an overhanging defensive structure. The tower dates from the late first quarter of the 16th century, while the building wing was constructed in the early 17th century (bearing the date 1614).

The main house is already habitable on the ground floor, whereas the adjoining house requires renovation and could be transformed into a stunning bed and breakfast, with access to the upper floor via the charming tower.



Situated in a peaceful hamlet just a short drive from shops and amenities, the property enjoys an ideal location with easy access to Poitiers and Angoulême.

With its character, spacious layout, and immense potential, this property offers a unique opportunity to create a truly exceptional venue.

HOUSE 1 ☐ habitable

Kitchen (22m²): tiled floor, fitted
Shower room (4m²): tiled floor, toilet, washbasin, shower
Bedroom (18m²): wooden floor, built-in cupboard
Storage room (6m²): wooden floor
Living room (35m²): wooden floor, wood-burning insert
Bedroom / Study (8m²): parquet flooring
Cellar: waterlogged in winter
Attic
Three rooms above, accessible only via the tower

HOUSE 2 ☐ in need of renovation

Ground floor:

Three rooms in need of renovation: ☐c☐ur de demoiselle' flooring
Tower: ☐demoiselle' tiled flooring

First floor:

Room: wooden floor
Room: wooden floor, washbasin
Attic

EXTERIOR

Long outbuilding 65m x 8m: 500m²
Outbuilding opposite with shed: 200m²
Garden and all on 7752m²

Comune

Camere da letto:	1
Bagni:	1
Finito piedi quadrati:	93 mq
Dimensione del lotto:	7752 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/h8uzgIyFzII
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Contact information

IMLIX ID:	IX9.027.776
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