



€172250 - 6 Bedroom Village House With Barn Close To Ruffec



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 193,804.05

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	05-04-2025
Omschrijving:	

Pretty village house with six bedrooms and a fenced garden offering good value. The property is located in a small village just a few minutes from Ruffec.

Oil-fired central heating and solar panels generate around €1,000 per year.

Ground floor (triple glazing to the front)

- Living room (51m²): tiled floor, fireplace, exposed stone
- Fitted kitchen (18m²): linoleum floor, cellar below
- Hallway (6m²): linoleum floor, water softener
- Toilet (1m²): wooden floor
- Bathroom (4m²): wooden floor, bathtub, sink



- Laundry room (8m2): concrete floor

- Bedroom 1 (16m2): Tiled floor, leading to - Shower room (8m2): Tiled floor, shower, toilet, sink, door to the garden

Upstairs (double glazing)

- Landing (8m2): laminate flooring, reversible air conditioning

- Bedroom 2 (14m2): laminate flooring

- Toilet (2m2): linoleum floor

- Shower room (5m2): wooden floor, shower, sink

-Bedroom 3 (13m2): laminate flooring

-Bedroom 4 (18m2): laminate flooring

-Bedroom 5 (11m2): laminate flooring

-Bedroom 6 (14m2): linoleum flooring

Exterior

-Fenced garden at the rear and large courtyard in front

-60m2 barn attached to the house, insulated roof and stairs to the mezzanine / games room (45m2) insulated and with the possibility of adding a radiator with existing plumbing.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Algemeen

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	190 m ²
Lot Afmeting:	1.454 m ²



Room details

Total rooms: 7
Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Building details

Aantal verdiepingen: 2

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX6.785.748

