



€118250 - 3 Bedroom Stone House and Barn in a Quiet Hamlet



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 134,007.55

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	12-04-2025
Omschrijving:	

Conveniently situated between Mansle & Ruffec, this 3 bedroomed stone house offers 2 large reception rooms, a fitted kitchen, summer kitchen and a large bathroom with separate walk-in shower and WC. Outside are an enclosed courtyard with private rear garden, stone barn and even a little old house to renovate (extend into). Under the property is a useful cellar with electricity. The sanitation system was replaced in 2010 and the roof on the house was replaced in 2019.

In detail, this house offers on the ground floor:

- an entrance hall (8m2): laminate flooring;
- a fitted kitchen (17m2): tiled flooring, fireplace, door opening to the garden;
- a living room (24m2): laminate flooring, fireplace;
- a dining room (24m2): laminate flooring, wood stove;



-
- a summer kitchen (9m2): linoleum flooring, sink.

And upstairs:

- a landing (7m2): wooden flooring;
- bedroom 1 (24m2): laminate flooring over wooden flooring, 2 windows;
- bedroom 2 (8m2): carpet over wooden flooring;
- bedroom 3 (17m2): carpet, door opening to a large balcony;
- a bathroom (17m2): tiled floor, bathtub, shower, double sink, WC.

Outside:

- a cellar;
- a small barn and store room (sewage connections at the rear are in place);
- a small old house to renovate;
- a courtyard and a small enclosed garden (all on a total plot of 484m2).

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

Gebouwd: 1930

Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	153 m ²
Lot Afmeting:	484 m ²

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Building details



Aantal verdiepingen: 2

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: IX6.802.336

