



€159500 - Family Home with 4 Bedrooms, Garden, Pool & Outbuilding - Between Ruffec and Villefagnan



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 187,817.55

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	24-06-2025
Omschrijving:	

Located in a peaceful and picturesque hamlet between Ruffec and Villefagnan, this spacious family home offers generous living areas and great potential.

On the ground floor, the property features a comfortable master suite, a fully equipped kitchen with direct access to the utility room/pantry, and a spacious living room (requires some refreshing) with wood-burning insert. A staircase from the living room leads to a mezzanine-style space that could be converted into an office, reading nook, or mezzanine area. The living room opens onto a bright veranda with views of the garden.

Upstairs, you'll find three bedrooms—all overlooking the garden—a shower room, and a separate toilet. In total, the house has three bathrooms, including one in need of renovation, offering flexible options for further development.

Outside, the attractive garden includes a 'Waterair' swimming pool (installed 8 years ago), currently non-functional but repairable. The garage houses a wood pellet boiler (installed in 2015) that provides central heating and hot water. The pellet silo can hold up to 3 tonnes of pellets. A 60 m2 stone barn completes the property—ideal for storage or conversion into additional living space.



This charming property, full of character and potential, is perfect for a family seeking a peaceful countryside lifestyle.

Additional Features:

- * New septic system installed in 2019
- * Roof redone in 2015

Ground Floor:

- Entrance (7m²) : tiled floor, storage cupboard
- Fitted Kitchen (19m²) : tiled floor, large patio doors
- Utility Room (5m²) : old Bathroom (4m²) to renovate
- Living Room (28m²) : laminate flooring, insert fireplace, access to mezzanine-level room
- Veranda (16m²) : laminate flooring, lovely garden views
- Master Bedroom (16m²) : laminate flooring, Ensuite Bathroom (5m²) : bath, sink (to finish)

First Floor:

- Landing (4m²) : wood flooring
- Bedroom 1 (12.5m²) : wood flooring, Velux window, garden view
- Bedroom 2 (11m²) : wood flooring, Velux window, garden view
- Bedroom 3 (12m²) : laminate flooring, garden view
- Shower Room (6m²) : laminate flooring, 2 hand basins, shower, towel radiator, Velux
- WC (1m²) : wood flooring

Exterior:

- Garden with 8-year-old "Waterair" pool (liner and pump included; needs repair)



-Garage with pellet boiler and silo

-Stone barn of 60 m²

Total land area: 1,422 m²

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

Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	146 m ²
Lot Afmeting:	1.422 m ²

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ja
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Building details

Outdoor Amenities:	Pool
Aantal verdiepingen:	2

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.193.808
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