



## €124500 - Pretty Detached Stone Property. Ideal Holiday Home

### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 145,462.29

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	08-07-2025
Omschrijving:	

Pretty character stone property situated in a village between Ruffec and Sauze-Vaussais for all your main commerce and access to the N10. Nearby, there are a couple of restaurants, a boulangerie, and a school.

This detached character property is an ideal lock-up-and-leave holiday home, or as an investment for renting, and in detail comprises :-

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On the first floor:

Open-plan living area with a fitted corner kitchen (50m<sup>2</sup>). This lovely light room has windows with views over the surrounding countryside and the garden. It has a tiled floor, beams and exposed stone, and an insert wood burner. French windows lead onto a balcony/decking with steps down to the garden.

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On the ground floor:



- Entrance hall (6m<sup>2</sup>) : tiled floor
  - Bedroom 1 (16m<sup>2</sup>) : tiled floor
  - Bedroom 2 (9m<sup>2</sup>) : tiled floor
  - Bedroom 3 (6m<sup>2</sup>) : tiled floor
  - Bathroom (5m<sup>2</sup>) : tiled floor, shower, bath wc and handbasin
  - Storeroom (5m<sup>2</sup>) : tiled floor, hot water tank
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#### Outside:

- Garden
  - Off road parking
  - Storage area underneath the decking
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All on a surface area of 848m<sup>2</sup>

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### **Algemeen**

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	96 m <sup>2</sup>
Lot Afmeting:	848 m <sup>2</sup>

### **Room details**

Total rooms:	4
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### **Lease terms**

Date Available:

### **Additionele informatie**

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



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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## Contact information

IMLIX ID:

IX7.236.568

