



## Charming Stone House with 5 Bedrooms, Garden and Pool - 10 Minutes from Ruffec - €129,000



### 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 150,742.78

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	16140
Geplaatst:	29-07-2025

### Omschrijving:

charming Stone House with 5 Bedrooms, Garden and Pool just 10 minutes from Ruffec, all amenities and national rail network. Set back on a lane in a sleepy hamlet, this pretty house is currently rented out as a gite with much success. Perfect as a holiday house in the country for all the family to enjoy or for a large family to live permanently as nearby Charme has a lovely primary school, post office and friendly community. With double glazing, a brand new wood pellet boiler and septic tank, this pretty little house offers all modern comforts.

### Ground Floor

Kitchen Diner: 39,35m2, tiles  
Living Room : 24,82m2, tiles, woodburner  
Bedroom 1 : 20,89m2, tiles  
Shower Room : 6,29m2, tiles  
WC : 1,58m2 tiles

### Upstairs

Landing : 17,85m2  
Bedroom 2 : 12,39m2, parquet flooring  
Bedroom 3 : 20,89m2, parquet flooring  
Store Room : 4,84m2  
Bedroom 4 : 15,10m2, parquet flooring  
Bedroom 5 : 10,46m2, parquet flooring



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Shower Room : 8,69m2, tiles

WC : 1,79m2, tiles

Outside

A courtyard with parking and open hanger for storing bikes or wood, a little terraced garden with an above ground pool and decked area and a separate boiler room.

## **Algemeen**

Slaapkamers: 5

Badkamers: 2

## **Room details**

Total rooms: 6

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.371.307

