



Charming Stone Village House ☑ 8 Rooms ☑ Enclosed Garden (1972m2) and Outbuildings - €202125



Agent Info

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|-------------------|---|
| 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 236,192.91 |

Locatie

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|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France |
| Postcode: | 16240 |
| Geplaatst: | 04-08-2025 |

Omschrijving:

Located in the heart of a peaceful village, this authentic stone house offers generous living space and numerous possibilities for customization. Combining the charm of the old (exposed beams, parquet floors, fireplace) with practical features, it will appeal to those who appreciate character and space.

Ground Floor:

Fitted kitchen (19 m2) with tiled and parquet floors, exposed beams, and a traditional fireplace.

Cosy living room (21 m2) with solid wood flooring.

Dining room (16 m2) with parquet flooring and built-in storage.

Hallway (14 m2) providing access to the main rooms.

Two bedrooms (12 m2 each), one with a French window and the other with French doors opening to the exterior.

Modern shower room (7 m2) with walk-in shower, sink, bidet, and tiled flooring.

Separate WC (1 m2).

Boiler room / laundry area (4 m2) with concrete floor.

Pantry (15 m2) with access to the upper floor.

Workshop (9 m2) with concrete floor, already equipped with heating and a window ☑ ideal for conversion into an additional bedroom.

Wine cellar (8 m2) with earthen floor.

First Floor (accessed from the hallway):

Landing (3 m2).



Two bedrooms (13 m2 each), both with parquet floors and exposed beams.
Leading to two large adjoining rooms of 27 m2 and 34 m2, ideal for a playroom, studio, or additional living space.
First Floor (accessed from the pantry):
Spacious mezzanine / office (24 m2) with parquet flooring.
Opening onto a large bedroom (22 m2), also with parquet.
Exterior:
Enclosed garden, private and easy to maintain.
Attached carport with direct access to the house.
Outbuildings (former small barns), perfect for storage or future conversion.
A character-filled home, with flexible space and strong potential, ideal for a large family, guest house project, or live-work lifestyle. A must-see!

Algemeen

| | |
|--------------|---|
| Slaapkamers: | 4 |
| Badkamers: | 1 |

Room details

| | |
|--------------|---|
| Total rooms: | 7 |
|--------------|---|

Lease terms

Date Available:

Contact information

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| IMLIX ID: | IX7.390.757 |
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