



16th-Century Logis Full of Character, Renovation Project Near Ruffec - €86,000



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:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 101,190.41

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16240
Geplaatst:	19-01-2026
Omschrijving:	

A historic residence dating from the 16th century. The wing of the old logis being sold, in need of renovation, captivates with its exceptional character and well-preserved authenticity. From the moment you pass through the stone-pillared gates, you feel transported back in time.

Inside, you will find original stone flagstones, silent witnesses to the footsteps of those who walked here during the Renaissance. The ground floor features three spacious reception rooms, each with its own period fireplace, giving every room a majestic and welcoming atmosphere. An original stone staircase leads down to a cool vaulted cellar, ideal for storage or creating a characterful space.

On the first floor, the house offers three large rooms, ready to be converted into bedrooms, each with ample space to create en-suite bathrooms, allowing you to imagine a comfortable living space while respecting the home's historic charm.

On the second floor, the attic, currently divided into two areas, offers significant potential for development with good headroom and could easily accommodate beautiful master suites.

The roof was completely renovated in 2025 (by the owner himself), ensuring the structure of this magnificent logis remains solid and secure.

This property is perfect for lovers of historic homes and ambitious renovation projects, looking to bring 21st-century comfort to a residence full of character and history.

GROUND FLOOR:



- Entrance hall (9m2): flag stones
- Living room (22m2): flag stones, fireplace
- Living room (29m2): terracotta tiles, fireplace, exposed stone
- Living room (17m2): terracotta tiles, fireplace,exposed stone

FIRST FLOOR:

- Landing (10m2): wooden floor
- Room (24m2): wooden floor, fireplace
- Room (31m2): wooden floor, fireplace
- Room (21m2): wooden floor

SECOND FLOOR:

- Room (35m2): wooden floor, exposed beams
- Room (55m2): wooden floor, exposed beams

EXTERIOR:

- Large courtyard
- Barn in ruins
- Outbuildings
- Cistern

All on a surface area of 4110m2

Please note: the property currently has no electricity or running water, but both are available close-by.

Algemeen

Slaapkamers:	4
Afgewerkte vierkante meter:	253 m ²
Lot Afmeting:	4110 m ²
Floor Number:	1

Room details

Total rooms:	8
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Building details

Aantal verdiepingen:	1
Orientation:	SE

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://youtu.be/EXKYjBfeHOQ>

Contact information

IMLIX ID: IX8.083.083



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