



## Charming Stone Property Near Ruffec For Sale - €149,000



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 149,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	09-02-2026

### Omschrijving:

Beautiful character stone country property located close to Ruffec. The house offers many original features, including exposed beams and wooden flooring upstairs, giving it plenty of charm and authenticity. The property benefits from a courtyard to the front, a garden to the rear, as well as a separate plot ideal for growing your own vegetables. A barn / garage is located opposite the house, offering a range of possibilities.

At the heart of the home is a spacious kitchen / dining room. There is also an impressive 58 m2 living room, complete with a built-in bar, perfect for social evenings with family and friends. The property is equipped with oil-fired central heating, complemented by a wood-burning stove in the living room for cosy and comfortable evenings.

The layout allows for ground-floor living, with a bedroom on the ground floor, a bathroom and a separate WC. Upstairs, there are three additional bedrooms, ideal for accommodating family and guests.

A charming property offering generous living space in a peaceful and pleasant setting.

### GROUND FLOOR:

- Kitchen (40m2): tiled floor, stone walls, exposed beams, fully equipped
- Bathroom (10m2): tiled floor, bath, washbasin, shower
- Toilet (1m2): tiled floor
- Boiler room (3m2): tiled floor, boiler, washing machine connection



- Laundry room (12m<sup>2</sup>): tiled floor
- Bedroom 1 (13m<sup>2</sup>): tiled floor, French windows
- Hallway (3m<sup>2</sup>): tiled floor
- Living room (58m<sup>2</sup>): tiled floor, fireplace insert, built-in bar

#### FIRST FLOOR:

- Landing (8m<sup>2</sup>): wooden floor
- Bedroom 2 (15m<sup>2</sup>): wooden floor
- Bedroom 3 (14m<sup>2</sup>): wooden floor
- Bedroom 4 (14m<sup>2</sup>): wooden floor with private WC: wooden floor, washbasin
- Attic area

#### EXTERIOR:

- Front courtyard
  - Barn opposite with space for 1 car
  - Terrace and garden at the rear
  - Extra non-adjointing garden vry close by
- All on a surface area of 1092m<sup>2</sup>

### Algemeen

Slaapkamers:	4
Badkamers:	1
Afgewerkte vierkante meter:	192 m <sup>2</sup>
Lot Afmeting:	1092 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms:	6
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### Building details

Aantal verdiepingen:	1
Orientation:	S

### Lease terms

Date Available:

### Additionele informatie

Virtual tour URL: <https://youtu.be/8CwnIYPCmZA>

### Contact information

IMLIX ID: IX8.157.821



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