



A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m² - €93,500



Agent Info

Naam:	Christophe GUAY
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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 108,093.89

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	02-03-2026

Omschrijving:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property is immediately habitable, though some interior redecoration may be desired in time. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world.

Ground Floor :

Entrance 3m² Tiled floor Kitchen 10m² Tiled floor Laundry Room 5m² Concrete floor, recent hot water tank WC 1m² Tiled floor Sitting Room 27m² Wood floor, insert wood burner, patio door to wood terrace with views

Upstairs :

Landing 5m² Wood floor Bedroom 9m² Wood floor Bedroom 12m² Wood floor Bedroom 14m² Wood floor Bathroom 3m² Bath with shower, hand basin

Outside :

Wood terrace with views across the gardens and to the river Courtyard with access to a cellar, attached garage with electric up-and-over door and storage above. Lower gardens with river frontage.



After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	89 m ²
Lot Afmeting:	7645 m ²
Floor Number:	1

Room details

Total rooms:	4
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Building details

Aantal verdiepingen:	1
Orientation:	SW

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://youtu.be/Jh130T85Lpc>

Contact information

IMLIX ID: IX8.223.477

