



Charming Spacious House Near Ruffec With Outbuildings - €196800



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 228,370.51

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	15-05-2026

Omschrijving:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone. The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m² including a paddock to the rear ☑ ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

GROUND FLOOR:

Entrance 15m² Tiled floor Fitted Kitchen / Dining Room 40m² Hardwood flooring, wood stove, oak beams Living Room 20m² Hardwood flooring, wood stove Living Room 20m² Hardwood flooring WC 1m² Tiled floor

UPSTAIRS:

Landing 8m² Hardwood flooring Master Bedroom 28m² Hardwood flooring, beams and Shower Room 7m² Tiled floor, shower, sink, toilet, cupboard Bedroom 17m² Hardwood flooring Bedroom 16m² Hardwood flooring Bedroom 10m² Hardwood flooring Bathroom 7m² Hardwood flooring, bathtub, sink, toilet, shower



EXTERIOR:

Attached barn 55m², barn 95m², stable 50m², shed 100m², garage, bread oven, laundry room, rain water cistern Front courtyard and gardens. Paddock to the rear.

Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	187 m ²
Lot Afmeting:	4255 m ²
Floor Number:	1

Room details

Total rooms:	6
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Building details

Aantal verdiepingen:	1
Orientation:	SW

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://youtu.be/7xsvrfRdsb0>

Contact information

IMLIX ID: IX8.475.320

