



Contemporary 105 m2 Home with Mature Garden and Heated Swimming Pool, Just 3.9 km from Ruffec - €207400



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 236,581.95

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	07-07-2026

Omschrijving:

Nestled in the charming village of Bernac, this attractive contemporary home offers an elegant and peaceful lifestyle, set within a beautifully established 1500 m2 landscaped garden.

Bright and spacious throughout, the heart of the home is a superb 48 m2 open plan living area combining the fitted kitchen, dining space and lounge. A wood-burning insert creates a warm and welcoming atmosphere during the winter months, making this a wonderful space for family life and entertaining.

A few steps lead to a large landing, ideal as a home office, which gives access to two comfortable bedrooms, a modern shower room and a separate WC. Upstairs, the mezzanine provides additional flexible living space, perfect as a reading nook, hobby area or occasional guest bedroom.

The basement offers excellent practical space, including a large storage area, boiler room and an integral single garage. There is also a second detached garage.

Outside, the mature garden is a true haven of peace. Filled with established trees, it offers privacy, natural shade and plenty of space to enjoy the outdoors. A covered terrace provides the perfect setting for summer barbecues, while the heated above-ground swimming pool allows you to make the most of the warmer months in complete comfort.

An easy home to live in, offering a relaxed holiday atmosphere just minutes from the shops, schools and amenities of Ruffec.



HURRY!

Ground Floor

Open Plan Living Room andamp; Kitchen: 47.96 m2, tiled floor, wood-burning insert and doors opening onto the covered terrace.

Landing / Office: 15.45 m2, tiled floor.

Bedroom 1: 13.39 m2, tiled floor.

Bedroom 2: 13.53 m2, tiled floor.

Separate WC: 1.27 m2, tiled floor.

Shower Room: 6.15 m2, tiled floor.

First Floor

Mezzanine: 7.28 m2, wooden flooring.

Basement

CellarWorkshopGarage

Outside

Beautiful mature 1500 m2 garden, detached garage and heated above-ground swimming pool.

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	105 m ²
Lot Afmeting:	1532 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Aantal verdiepingen:	1
Orientation:	SE

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/xOTH-5ZF45A
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Contact information

IMLIX ID:	IX8.681.659
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