



Charming Country House Situated in a Very Quiet Hamlet - €65,000



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 74,145.74

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Postcode:	86700
Geplaatst:	06-07-2026
Omschrijving:	

A charming stone house with a courtyard and a garden with trees. Ideal as a holiday home or a second home close to Romagne. This property has a recently replaced roof. Ready to move into immediately, but requires some internal refurbishment and upgrading of the drainage system to current standards. All on a total plot size of 686m2.

Ground floor:

Living room (16.45m2): tiled floor, window (double-glazed wooden window)

Kitchen (11.30m2): tiled floor, wood-burning stove, fitted

Shower room (4m2): tiled floor, washbasin, shower

Cupboard (1.65m2): tiled floor, could be converted into a toilet

Hallway (1.58m2): window

Upstairs:

Toilet (4.92m2): washbasin, water heater, potential to install a shower

Bedroom (12.28m2): skylight, wooden floor

Bedroom (12.15m2): skylight, wooden floor

Corridor (3.41m2): laminate flooring

Landing (1.46m2): small window

Outside:

Separate courtyard and garden



Small adjoining barn (14m2)

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	73 m ²
Lot Afmeting:	686 m ²
Floor Number:	1

Room details

Total rooms:	3
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Building details

Aantal verdiepingen:	1
Orientation:	S

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/HLuikDqlSD0
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Contact information

IMLIX ID:	IX8.681.663
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