



Character Home with Guest Suites and Commercial Possibilities On One Acre - €220,000



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:	EUR 220,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	31-07-2026
Omschrijving:	

Set on approximately one acre of grounds between Ruffec and Sauze-Vaussais, this substantial family home offers exceptional versatility and potential. The property could serve as a spacious private residence, while also presenting excellent opportunities for a Bed and Breakfast, an Airbnb venture, or even the continuation of a successful bar and restaurant business with on-site accommodation. Inside, the home features three generously sized double bedrooms, each with its own en-suite bathroom, providing comfort and privacy for guests or family members alike. In addition, there is a further bedroom located within an attached annexe. With some updating, this space could easily be transformed into a fully independent rental unit, adding further income potential. With its flexible layout, generous outdoor space, and range of possible uses, this property represents a unique opportunity in the heart of the Poitou-Charentes.

GROUND FLOOR:

Entrance hall (15m²): Tiled floor
Living room (44m²): Tiled floor, wood-burning stove
Dining room (38m²): Wooden flooring, wood-burning stove
Kitchen (22m²): Vinyl flooring
Scullery/Utility room (14m²): Tiled floor
Two storerooms (9m² and 6m²): Tiled floor
Hallway (4m²): Vinyl flooring, access to wine cellar (38m² with earth floor)
Two toilets (5m² and 2m²): Vinyl flooring, washbasin

FIRST FLOOR:

Landing (6m²): Carpeted
Bedroom (32m²): Carpeted; en-suite shower room (4m²): Laminate flooring, washbasin, shower; toilet (2m²): Laminate flooring, washbasin
Bedroom (14m²): Carpeted; en-suite



shower room (4m²): Vinyl flooring, toilet, washbasin, shower
Bedroom (25m²): Carpeted; en-suite
shower room (4.5m²): Laminate flooring, shower, toilet, washbasin
Room (14m²): Wooden flooring
Living room (34m²): Wooden flooring, pellet stove
Bathroom (5m²): Wooden flooring, bathtub, toilet, washbasin
Bedroom (14m²): Wooden flooring

ATTIC:

Convertible space (access via staircase from the landing) windows already in place

EXTERIOR:

Large front courtyard with a well, ample parking space, rear garden, open barn, summer bar, storage hangar

Algemeen

Slaapkamers:	4
Badkamers:	4
Afgewerkte vierkante meter:	342 m ²
Lot Afmeting:	4316 m ²
Floor Number:	1

Room details

Total rooms:	8
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Building details

Aantal verdiepingen:	1
Orientation:	S

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/8ZvXcPMq1_w
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Contact information

IMLIX ID:	IX8.792.428
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