



Country House With Ground-Floor Living, Near Les Adjots - €112900



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 131,414.12

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	21-08-2026
Omschrijving:	

This lovely two-bedroom, ground-floor property is situated in a peaceful hamlet, yet is only a 10-minute drive from Ruffec. The property benefits from central heating and a wood-burning stove in the spacious, light-filled lounge, perfect for cosy evenings.

The beautifully decorated two bedrooms are accessed directly from the lounge, with three steps leading up to each room. The fitted kitchen, with a breakfast bar, is well-equipped and ready for its new owners to enjoy.

Outside, the property benefits from an enclosed garden, a separate garage and a covered area for additional storage. The garden has lovely open views over the surrounding fields and woodland, a real haven for anyone looking for a quiet lifestyle whilst still being within easy reach of local amenities.

GROUND FLOOR:

Kitchen (21 m²): tile flooring, fully equipped
Bathroom (7 m²): tile flooring, shower, sink, toilet
Living room (31 m²): laminate flooring, sliding glass door, wood-burning stove, electric shutters
Bedroom (13 m²): laminate flooring
Bedroom (9.5 m²): laminate flooring, electric wall-mounted radiator, French door
ATTIC:

Insulated and suitable for conversion: exterior access

EXTERIOR:

Metal garage: space for one car
Metal garden shed
Enclosed garden, beautiful views of fields and woods



Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	81 m ²
Lot Afmeting:	730 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/L9EQ3y9jFh4>

Contact information

IMLIX ID: IX8.885.555

