



Country House near Ruffec with Development Potential - €80645



Agent Info

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Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 93,869.72

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	01-09-2026
Omschrijving:	

This country house, just 6km from the town of Ruffec, is situated in a quite hamlet and offers plenty of potential for its future owner.

The property could easily be transformed into a 3-bedroom home by converting the existing attic space. It could also make an interesting rental investment, thanks to its location close to Ruffec and the main routes to Poitiers and Angouleme. Equally it would work well as a second home.

The house benefits from having an attached barn, which could be used to create a workshop, along with the smaller outbuildings providing additional storage. The house, barn and enclosed garden sit on a total plot of 700m². A separate woodland plot of 1156m², located 500m away, also forms part of the property. If you are looking for a peaceful setting while still being within easy reach of local amenities, this property is well worth a look. Book a viewing today.

GROUND FLOOR:

Kitchen (33 m²): tile and hardwood floors
Living room (11.5 m²): linoleum
Bedroom (12 m²): hardwood floors
Bathroom (3 m²): linoleum, bath, sink, toilet
Pantry (6 m²): concrete
Cellar below



Convertible attic

EXTERIOR:

Adjoining barn (35 m2): electric door, space for one car

Small outbuildings

Enclosed garden

Woodland plot (not adjoining) measuring 1,156 m2

Algemeen

Slaapkamers:	1
Badkamers:	1
Afgewerkte vierkante meter:	66 m ²
Lot Afmeting:	1856 m ²
Floor Number:	1

Room details

Total rooms:	3
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Building details

Aantal verdiepingen:	1
Orientation:	W

Lease terms

Date Available:

Additionele informatie

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

IMLIX ID:	IX8.920.919
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