



## €55000 - One Bedroom Stone Cottage For Sale In Ruffec



### Agent Info

Name: Christophe GUAY  
Company: Agence TIC Ruffec  
Name:  
Country: France  
Experience since: 1985  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +33 (545) 710-046  
Languages: French  
Website: <https://tic-ruffec.com>

### Listing details

Property for: Sale  
Price: USD 64,235.84

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Ruffec  
Posted: Mar 27, 2025

### Description:

Charming single-story stone house in the centre of Ruffec, ideal as a holiday home or weekly rental. It offers a comfortable bedroom, electric heating, and a wood-burning stove for a cosy atmosphere in winter. Connected to the mains drainage system, it is perfect for a second home or professional use.

### Ground Floor:

- Kitchen (7m2): laminate flooring
- Living room (17m2): wooden flooring, wood stove
- Bedroom (18m2): wooden flooring
- Shower room (14m2): wooden flooring, shower, toilet (macerator), sink



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- Courtyard
  - Cellar below the house with treated wood
  - Attic with insulation (not suitable for conversion)
  - All on a total plot size of 162m2

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	56 sq m
Lot Size:	162 sq m

## Room details

Total rooms:	2
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## Utility details

Heating:	Yes
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## Building details

Number of Floors:	1
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## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX6.756.469
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# IMLIX

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