



€86000 - Stone House with Great Potential - 3 Bedrooms, Garden, and Attic to Convert



Agent Info

Name:	Christophe GUAY
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Name:	
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Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 98,141.94

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	May 21, 2025

Description:

Built in 1937, this stone house full of potential offers a functional living space with three bedrooms—two of which are located on the ground floor—as well as a bathroom. Ideally located in the heart of Ruffec, it offers walking access to all amenities: shops, train station, schools, restaurants, and more.

While some refreshment work is to be expected (decoration, sanitary fittings, kitchen, electricity), the house already benefits from several key advantages: it is connected to the mains drainage system, has double glazing and has town gas central heating.

Interior layout:

Ground floor:

Entrance / Hallway: 9 m2, parquet flooring

Dining room: 14 m2, parquet flooring

Kitchen: 12 m2, linoleum flooring, with access to the basement

Bedroom 1: 14 m2, parquet flooring, access to a balcony with garden view

Bedroom 2: 14 m2, parquet flooring, opens onto an adjoining tiled room of 8 m2 (ideal as an office or



walk-in wardrobe), with large window overlooking the garden
Bathroom: 10 m2, tiled, with bathtub, sink, and toilet

Upstairs:

Convertible attic of 35 m2
Third bedroom: 10 m2, parquet flooring

Exterior:

Front courtyard
Barn/shed, small outbuildings
Landscaped garden of 992 m2 with fruit trees and access to a stream at the rear of the property
A full 60 m2 basement with concrete floor and boiler room area completes this property.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Built: 1937

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 83 sq m
Lot Size: 992 sq m

Room details

Total rooms: 4

Utility details

Heating: Yes

Building details

Number of Floors: 2

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>



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Contact information

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