



€88170 - Pretty Stone House Near Ruffec



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
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 99,991.48

Location

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

Description:

Near Ruffec, pretty single-storey stone house comprising a living room with fitted kitchen equipped with hob and oven. Pellet stove. Bedroom, shower room and separate WC. A cellar with access to the convertible attic. PVC double-glazed windows. A large garage/workshop. All on a surface of 1480m2.

More details:

Ground Floor :

A 27m2 living room with fitted kitchen with hob and oven, flooring, pellet stove, PVC door and window.

A 16 m2 bedroom, with floor covering and PVC window.

A 4.50m2 shower room with shower and washbasin.

An independent WC 1,66m2.



Corridor 1,59m2.

A storage room (access from outside) with the possibility of opening onto the bedroom. Access to the convertible attic.

A large garage / workshop 65m2 (possibility of parking 3 cars), clay floor and a cemented part for the workshop.

The house is located in a hamlet two minutes from Ruffec. Some refurbishment work to be carried out (painting, flooring) and works on the stove installation.

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

Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	51 sq m
Lot Size:	1.48 sq m

Room details

Total rooms:	2
Indoor Features:	Fitted kitchen

Building details

Number of Floors:	2
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Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX6.922.728



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