



## €112900 - 5 Bedroom Stone House to Renovate. Gardens & Attached Barn



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	EUR 112,900

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Jun 16, 2025

### Description:

Spacious 5-bedroom house to renovate 7 minutes from Ruffec - an ideal project for an investor or to create the home of your dreams.

-----  
A single-storey house in detail:

-Entrance into the Kitchen (22.71m2): tiled floor, simple kitchen, sink, window (secondary glazing)

-Living room (30.89m2): tiled floor, open fireplace, window (secondary glazing)

-Bedroom 1 (22.48m2): linoleum on concrete, window (secondary glazing)

-Corridor (15.65m2): tiled floor

-Bathroom (11.85m2): tiled floor, bathtub, bidet, washing machine point, double washbasin, window (secondary glazing)



-WC (2.26m2)

-Bedroom 2 (10.26m2): lino on concrete, window (secondary glazing)

-Bedroom 3 (15.04m2): concrete

-Bedroom 4 (14.67m2): linoleum on concrete, window (secondary glazing)

-Bedroom 5 (16.10m2): concrete

-Cellar: earth floor

-Attached barn

-----

Outside:

-Garden in front, a little behind

-Open hangar x 2

-Fruit trees

All on a surface of approximately 2580m2

A division of plot n°43 is planned. The first 5 meters of width, adjoining the house, will be included in the sale of the property. Possibility of buying the whole plot for €10,000, approx. 3000m2.

-----

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)

Built: 1800

## Common

Bedrooms:	5
Bathrooms:	1
Finished sq. ft.:	162 sq m
Lot Size:	2580 sq m

## Room details

Total rooms:	7
--------------	---

## Building details



---

Number of Floors: 1

## **Lease terms**

Date Available:

## **Additional information**

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

## **Contact information**

IMLIX ID: IX7.185.403

