



## €124500 - Pretty Detached Stone Property. Ideal Holiday Home

### 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:	USD 145,462.29

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Jul 08, 2025

### Description:

Pretty character stone property situated in a village between Ruffec and Sauze-Vaussais for all your main commerce and access to the N10. Nearby, there are a couple of restaurants, a boulangerie, and a school.

This detached character property is an ideal lock-up-and-leave holiday home, or as an investment for renting, and in detail comprises :-

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On the first floor:

Open-plan living area with a fitted corner kitchen (50m2). This lovely light room has windows with views over the surrounding countryside and the garden. It has a tiled floor, beams and exposed stone, and an insert wood burner. French windows lead onto a balcony/decking with steps down to the garden.

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On the ground floor:



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- Entrance hall (6m2) : tiled floor
  - Bedroom 1 (16m2) : tiled floor
  - Bedroom 2 (9m2) : tiled floor
  - Bedroom 3 (6m2) : tiled floor
  - Bathroom (5m2) : tiled floor, shower, bath wc and handbasin
  - Storeroom (5m2) : tiled floor, hot water tank

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Outside:

- Garden
- Off road parking
- Storage area underneath the decking

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All on a surface area of 848m2

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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:	3
Bathrooms:	1
Finished sq. ft.:	96 sq m
Lot Size:	848 sq m

## Room details

Total rooms:	4
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## Lease terms

Date Available:

## Additional information

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



IMLIX

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<https://www.imlix.com/>

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### Contact information

IMLIX ID:

IX7.236.568

