



## Beautiful Village House with lovely Exterior and Outbuildings - €244680



### Agent Info

|                   |   |
|-------------------|---|
| Name:             | Christophe GUAY   |
| Company Name:     | Agence TIC Ruffec   |
| Country:          | France  |
| Experience since: | 1985  |
| 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 283,931.39 |

### Location

|                        |                    |
|------------------------|--------------------|
| Country:               | France             |
| State/Region/Province: | Nouvelle-Aquitaine |
| City:                  | Ruffec             |
| ZIP code:              | 16240              |
| Posted:                | Apr 24, 2025       |

### Description:

Beautiful old Charentais stone house with large light-filled rooms, lots of character and great potential. Some of the rooms still need to be renovated, but most of the work has been done and the owner will continue with the works. The property is located in the heart of a small village just a few minutes from Ruffec. The roofs of the house and the outbuildings have recently been redone (the roof of the house is insulated), central heating with a heat pump was installed in 2022 and there is double glazing in all the windows. A large plot of land (for a house in the heart of an old village) adjoins the property, allowing you to make the most of the fine weather. The outbuildings are ideal for storage, a craft project or additional accommodation.

### Ground floor

- Fitted kitchen / dining room (36m<sup>2</sup>): tiled floor, wood burner
- Living room (27m<sup>2</sup>): parquet flooring, fireplace
- Bedroom 1 (22m<sup>2</sup>) carpet with bathroom (5m<sup>2</sup>): tiled floor, bath, bidet
- Utility room (9m<sup>2</sup>): lino
- WC (2m<sup>2</sup>): tiled floor, washbasin
- Boiler room (4m<sup>2</sup>): heat pump, dynamic cumulus heater
- Hall (8m<sup>2</sup>): flagstones

### 1st floor



- Bedroom 2 (25m<sup>2</sup>): carpet, cupboard, access to attic
  - WC (2m<sup>2</sup>): parquet flooring, washbasin
  - Shower room (8m<sup>2</sup>): parquet flooring, washbasin, shower
  - Bedroom 3 (19m<sup>2</sup>): sea grass, exposed stonework
  - Bedroom 4 (35m<sup>2</sup>): laminate floor, exposed stonework
  - Landing (16m<sup>2</sup>): wooden floor
- 2nd floor
- Attic divided into 3 rooms (26m<sup>2</sup>, 26m<sup>2</sup> and 24m<sup>2</sup>): insulated floor underneath, 2 velux windows and 3 double-glazed windows. Huge potential
- Outside
- Covered terrace
  - Store Rooms
  - Workshop
  - Courtyard
  - Well
  - Rainwater tank
  - 70m<sup>2</sup> barn with roof in very good condition
  - 1 garden after the workshop and a 2nd garden after the small roofs
  - Further barn with first floor of 100m<sup>2</sup> with roof in very good condition

## Common

|                   |           |
|-------------------|-----------|
| Bedrooms:         | 4         |
| Bathrooms:        | 2         |
| Finished sq. ft.: | 214 sq m  |
| Lot Size:         | 1312 sq m |
| Floor Number:     | 1         |

## Room details

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

## Building details

|                   |    |
|-------------------|----|
| Number of Floors: | 1  |
| Orientation:      | SE |

## Lease terms

Date Available:

## Additional information

Virtual tour URL: <https://youtu.be/wMczUdxDPRc>

## Contact information

IMLIX ID: IX7.344.913



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