



Well Presented 3 Bedroom Stone House With Heated Swimming Pool. - €185,000



Agent Info

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|----------------|---|
| 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

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|---------------|---------------|
| Property for: | Sale |
| Price: | USD 216,875.1 |

Location

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| Country: | France |
| ZIP code: | 16240 |
| Posted: | Sep 02, 2025 |
| Description: | |

This beautifully presented three-bedroom stone property is situated in a small, peaceful hamlet between the towns of Ruffec and Villefagnan, just 2.4 km from a nearby village offering essential amenities including a bar/restaurant, bakery and convenience store, post office, and an infant school. All accommodation is arranged on the ground floor, making it particularly suitable for anyone with mobility issues. The house is in very good condition throughout and benefits from double glazing, as well as two heat-exchange units that provide both heating and air conditioning for year-round comfort. Two of the three bedrooms have their own en-suite bathrooms, adding privacy and convenience.

Outside, the property boasts an enclosed garden of 1,704 m², featuring a superb 8m x 4m heated swimming pool—ideal for relaxing or entertaining. Just 50 metres from the main house, there is also a separate orchard of 428 m², perfect for those interested in gardening or enjoying a small private green space. This is an ideal home for anyone seeking tranquility without being too far from daily amenities.

Ground Floor:

Fitted Kitchen 9m² Tiled floor, patio doors to terrace Lounge / Diner 31m² Tiled floor, reversible heat pump, patio doors to terrace Office 11m² Tiled floor Corridor 6m² Tiled floor WC 1.5m² Tiled floor, hand basin Bedroom 15m² Parquet floor, patio doors to terrace En-suite 4m² Tiled floor, hand basin, walk-in shower, heated towel rail Bedroom 23m² Tiled floor, patio doors to terrace, cupboard space. En-suite Bathroom 9m² Tiled floor, WC, hand basin, bath, exposed stone Bedroom 12.5m² Lino Utility Room 8m² Tiled floor, modern hot water tank Attached barn with electric door (space for 1 car) and an attic space perfect for creating extra living space.



Outside:

Enclosed, fenced gardens on 1704m². Large terrace and a BBQ. Non-attached orchard close by on 428m² 28m x 4m (1.6m deep) "Desjoyaux" heated swimming pool.

Common

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| Bedrooms: | 3 |
| Bathrooms: | 2 |

Room details

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| Total rooms: | 5 |
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Lease terms

Date Available:

Contact information

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| IMLIX ID: | IX7.495.478 |
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