



5-Bedroom Home with Guest Gite, Nearly 1 Hectare of Land Between Ruffec and Villefagnan - €264550



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
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Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Listing details

Property for:	Sale
Price:	USD 310,131.4

Location

Country:	France
ZIP code:	16240
Posted:	Sep 05, 2025

Description:

As you pass through the stunning arched stone gates into the private gardens, it's immediately clear that this is a truly special property. This spacious family home offers five generously sized bedrooms, complemented by a recently converted independent guest gite, providing an additional bedroom perfect for visitors or extended family.

The home benefits from comfortable gas central heating and a modern, recently updated kitchen. The sanitation system has also been completely upgraded, offering peace of mind and convenience. Set within nearly one hectare of attached land, the property is ideal for anyone dreaming of keeping a horse, growing their own food, or simply enjoying a more self-sufficient lifestyle. A well and a rainwater cistern provide a sustainable water source for your vegetable garden or animals.

MAIN HOUSE

Ground Floor:

Fitted Kitchen (32m²): tiled floor, fireplace insert
Large Hallway (18m²): linoleum flooring, exposed beams
Boiler Room (4m²): tiled floor
WC (1m²): tiled floor
Bathroom (5m²): tiled floor, sink, bidet, bathtub (jacuzzi-style)
Living Room (30m²): tiled floor, fireplace, double patio doors, exposed beams
Bedroom 1 (35m²): tiled floor, patio door
Veranda (13m²): stone-tiled floor
Utility Room (14m²): tiled floor, washing machine connection

First Floor:

Bedroom 2 (14m²): linoleum flooring
Shower Room (5m²): tiled floor, WC, bidet, sink, skylight
Bedroom 3 (29m²): wood flooring, access to second floor
Bedroom 4 or Lounge (32m²): wood flooring, accessed



through Bedroom 3 Attic (above the kitchen) (32m²): potential to create a bedroom with bathroom Room (14m²): former bedroom, above an adjoining outbuilding next to the veranda

Second Floor:

Bedroom 5 (28m²): chipboard flooring Bedroom 6 (22m²): chipboard flooring, skylight

GÎTE (with new roof)

Ground Floor:

Open plan living Area (27m²): tiled floor, kitchenette, open to ceiling, skylight, exposed stone walls

First Floor:

Bedroom (12m²): laminate flooring, exposed stone walls Shower Room (6m²): tiled floor, walk-in

shower, WC, sink Landing (6m²): laminate flooring

EXTERIOR:

Wine store (20m²) with earth floor Well and rainwater collection tank Stable (30m²) Two

garages Carport Enclosed garden All on a total plot of 9764m²

Common

Bedrooms: 6

Bathrooms: 3

Room details

Total rooms: 11

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.521.623

