



Spacious Ruffec Town Centre Property. 3 Bedrooms / 3 Bathrooms - €186,000



Agent Info

Name:	Christophe GUAY
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Experience	1985
since:	
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Specialties:	
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Listing details

Property for:	Sale
Price:	USD 216,248.24

Location

Country:	France
ZIP code:	16700
Posted:	Sep 19, 2025
Description:	

Just a two-minute walk from the centre of Ruffec, this spacious stone house combines the charm of an historic property with the convenience of modern town living. Ruffec itself offers a twice-weekly market, a choice of bars and restaurants, a wide range of shops, schools and colleges, several sports clubs, a two-screen cinema and a railway station with excellent connections.

The house provides three bedrooms and three shower rooms, with one bedroom and shower room on the ground floor, making it well suited to someone with reduced mobility. On the second floor, the attic offers exciting scope for conversion, with the potential to create two further bedrooms and an additional shower room. The vaulted cellar beneath the house reflects the age and character of the building, while a light-filled art studio, a private terrace and a walled garden add further appeal. Unusually for a property of this age, it also benefits from a good energy rating, making it as practical as it is full of character.

Ground Floor:

- Entrance (14m²): tiled floor, access to cellar 1- Fitted Kitchen (20m²): painted concrete floor, wood stove, beams- Living Room (28m²): wooden floor, wood stove- Living Room (17m²): wooden floor, beams- Bedroom (15m²): wooden floor, beams, door to the garden- Shower Room (5m²): painted concrete floor, toilet, shower, hand basin, recent hot water tank

Upstairs:

- Landing (9m²): wooden floor, access to an outdoor terrace plus access to the art studio (25m²) with plywood floor- Bedroom (19m²): wooden floorwith dressing room (2m²): wooden floorwith private shower room (4m²): wooden floor, shower, toilet, hand basin, heated towel rail- Bedroom (18m²):



wooden floor, beams with Dressing Room (4m²): wooden floor, beams with Private Bathroom (5m²):
wooden floor, beams, shower, toilet, hand basin, heated towel rail

Convertible attic, space to create 2 bedrooms

Outside:

- Enclosed garden - 2 vaulted cellars ☐ store rooms. All on a total plot of 377m²

Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	165 sq m
Lot Size:	377 sq m
Floor Number:	1

Room details

Total rooms:	5
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Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.682.801

