



## Domaine d'exception arboré et clos avec 2 habitations sans vis-à-vis à 1 km de Ruffec



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	EUR 300,000

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Condac
ZIP code:	16700
Posted:	Apr 02, 2026
Description:	
Virtual tour available!	

Located in Condac (16700), this property offers a privileged setting just 1 km from the town center of Ruffec. Close to amenities, it benefits from a peaceful and green environment, ideal for enjoying tranquility while remaining close to services. With exceptional views, this house is a true haven of peace and quiet, offering a lifestyle that is both practical and relaxing.

Built in 1972, this 266 m<sup>2</sup> house on a 24,850 m<sup>2</sup> plot comprises 10 rooms spread over two levels with two separate living areas.

It comprises two kitchens, three living/dining rooms, four bedrooms, one bathroom, two shower rooms, two toilets, one laundry room, and a very large pool house with a shower, toilet, and kitchen. Offering a spacious and functional living space, with a very large garage in the basement, a terrace, a private, enclosed wooded park, and a 15x6 heated swimming pool, this property in need of renovation offers optimal living comfort. Heating is oil-fired and sanitation is provided by a septic tank.

This unique property offers an exceptional setting with enormous potential.

Quotes are available for renovation work.

Built:	1972
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### Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	266 sq m
Lot Size:	24850 sq m

### Room details

Total rooms:	10
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### Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	200
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### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/AGHX-T656983/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T656983/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1481405

