



## A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m2 - €93,500



### Agent Info

Name: Christophe GUAY  
 Company: Agence TIC Ruffec  
 Name:  
 Country: France  
 Experience since: 1985  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments, Houses  
 Phone: +33 (545) 710-046  
 Languages: French  
 Website: <https://tic-ruffec.com>

### Listing details

Property for: Sale  
 Price: USD 109,721.14

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Ruffec  
 ZIP code: 16700  
 Posted: Apr 27, 2026

### Description:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property requires some interior updating, decoration, new bathroom, new kitchen. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world. Please note that there is a small land slide which requires attention, quote for repairs: 21 000 euros.

### Ground Floor :

Entrance 3m2 Tiled floor  
 Kitchen 10m2 Tiled floor  
 Laundry Room 5m2 Concrete floor, recent hot water tank  
 WC 1m2 Tiled floor  
 Sitting Room 27m2 Wood floor, insert wood burner, patio door to wood terrace with views

### Upstairs :

Landing 5m2 Wood floor  
 Bedroom 9m2 Wood floor  
 Bedroom 12m2 Wood floor  
 Bedroom 14m2 Wood floor  
 Bathroom 3m2 Bath with shower, hand basin

### Outside :

Wood terrace with views across the gardens and to the river  
 Courtyard with access to a cellar, attached



---

garage with electric up-and-over door and storage above. Lower gardens with river frontage. After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	89 sq m
Lot Size:	7645 sq m
Floor Number:	1

## Room details

Total rooms:	4
--------------	---

## Building details

Number of Floors:	1
Orientation:	SW

## Lease terms

Date Available:

## Additional information

Virtual tour URL: <https://youtu.be/Jh130T85Lpc>

## Contact information

IMLIX ID: IX8.409.153

