



Spacious Farmhouse with 1.9 Hectares of Land Ideal for Horses - €186,000



Agent Info

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Specialties:	
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Listing details

Property for:	Sale
Price:	USD 215,837.98

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16240
Posted:	May 11, 2026

Description:

Superb old farmhouse situated on 1.9 hectares of land. The main house offers three large bedrooms, one of which is on the ground floor with a dressing room/office. It is equipped with oil-fired central heating and partially benefits from double glazing. Very bright, this property boasts generous proportions and significant development potential. It also has two attics and numerous outbuildings. The roof of the house was renewed in 2025. Its large adjoining flat land would be perfect for horse owners. A smaller portion of the land could be purchased if too large. Near Ruffec with quick access to the N10 for Angouleme (25 minutes) or Poitiers (55 minutes).

Ground Floor

Entrance 6m² Tiled floor Dining Room 30m² Parquet flooring, fireplace insert Bedroom 24m² Parquet flooring (fireplace insert vent for hot air). Includes a dressing room/office 15m² Parquet flooring. Basic kitchen 3m² Tiled floor Bathroom 3m² Tiled floor, sink, shower Living room 23m² Parquet flooring, fireplace WC 1m²

Upstairs

Landing 4m² Bedroom 32m² Wooden floor, fireplace Bedroom 32m² Wooden floor, fireplace Room 6m² Wooden floor, ideal for creating a bathroom with WC Attic above, spanning the entire house, with 3 windows and a second attic on the first floor

Exterior



Large front courtyard, rear garden, large flat plot and orchard
Garage for one car, barn 100m², stable 30m², outbuildings, boiler room with "Viessmann" boiler
Wine cellar, storage room, shed 30m²

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 182 sq m
Lot Size: 19115 sq m
Floor Number: 1

Room details

Total rooms: 6

Building details

Number of Floors: 1
Orientation: N

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/TLHogmaQz3o>

Contact information

IMLIX ID: IX8.446.832

