



3 Bedroom Stone House For Sale Near Ruffec 16700. - €99,950



Agent Info

Name:	Christophe GUAY
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Country:	France
Experience since:	1985
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 115,983.91

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	May 12, 2026

Description:

Three-bedroom house located in a quiet hamlet, 5 kilometres from Ruffec (16700). Two bedrooms, a shower room, and a toilet are already located on the ground floor. Upstairs, there is enormous potential to create more living space, but already with an existing bedroom and dressing room which are in very good condition. The septic system needs to be brought up to standard, but the house benefits from oil-fired central heating. It sits on an attached garden of 2494m², over half an acre.

GROUND FLOOR:

Entrance 5m² Tiled floor Fitted kitchen 17.5m² Tiled floor Bedroom 11m² Laminate flooring Living room 16m² Parquet flooring Bedroom 16m² Parquet flooring Shower room 3m² Tiled flooring, WC, sink, shower, cupboard Wine cellar

UPSTAIRS:

Convertible attic 50m² Wooden floor, two skylights and one window already installed Hallway 5m² Laminate flooring Bedroom 15m² Laminate flooring, skylight, beams (central heating radiator installed) Dressing room 8m² Laminate flooring Convertible attic 34m² Concrete floor, beams, oil tank

EXTERIOR:

Small outbuilding with boiler room, a lovely covered terrace with bar and pizza oven (water and electricity connections).
Garden and shed



Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	105 sq m
Lot Size:	2494 sq m
Floor Number:	1

Room details

Total rooms:	4
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Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/Kt7lxNApqqmk>

Contact information

IMLIX ID: IX8.446.833

