



Two Houses with a Garden and Outbuildings - €93,500



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
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 108,499.2

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16240
Posted:	May 18, 2026

Description:

A set of two houses, one habitable and the other in need of complete renovation. The property is situated in the village of Montjean, between Sauze-Vaussais and Ruffec. The main attraction of this property is its potential: you could use the house requiring renovation as an extension of the ready-to-move-in house (they are already connected) or as a separate dwelling with its own outdoor space. The outbuildings also offer a range of possibilities: a self-contained studio, a workshop, etc. The garden at the rear of the property will allow you to enjoy yourself if you have even a little green thumb and to make the most of the peace and quiet.

A wonderful opportunity to acquire a property to renovate to your own taste.

Number 8

Ground floor

Fitted kitchen and dining room (35m²): tiled floor, wood-burning stove

Living room (20m²): laminate flooring

Shower room (5m²): tiled floor, walk-in shower, washbasin, washing machine connection

Hallway

Toilet (1m²): tiled

Veranda (12m²): tiled

First floor



Landing/Study (13m²): parquet flooring, sloping ceiling
Bedroom (16m²): parquet flooring
Bedroom (14m²): parquet flooring, built-in cupboard
Toilet (2m²): parquet flooring

Outside

Garden, courtyard with gate serving as a driveway, featuring a water tank in the mezzanine, bread oven (normally functional), small house in need of renovation, chicken coop, garage for one car, large barn (roof in decent condition but certainly in need of refurbishment), second entrance with electric gate

Number 10

Ground floor

Room (18m²): linoleum

Room (26m²): gravel as a base for floor insulation

First floor

Landing

Room (18m²): parquet flooring

Room (21m²): parquet flooring

Outside

Courtyard

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	106 sq m
Lot Size:	2944 sq m
Floor Number:	1

Room details

Total rooms:	4
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Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/
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Contact information

IMLIX ID:	IX8.475.319
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