



## 5 Bedroom Village House With Delightful Grounds Close to Ruffec - €234,000

### Agent Info

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

### Listing details

Property for:	Sale
Price:	USD 272,413.26

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16240
Posted:	Jun 02, 2026

### Description:

An attractive village house 6 kms from Ruffec set back from the road with privacy and intimacy. Large living area with its 5 bedrooms and 4 reception rooms. The roof has been overhauled in 2018, a new sanitation system installed in 2021 and a new heat exchange pump heating system in 2022. The ground floor could easily accommodate a guest annexe for flexible living space. Outside has an attached barn with space to park two cars and the mature gardens are beautiful on a total plot size of 2401m2.

### Ground Floor:

Entrance 12m2 Linoleum flooring  
WC 1m2 Linoleum flooring  
Bathroom 4m2 Linoleum flooring, bathtub with shower, sink  
Living Room 16m2 Laminate flooring  
Office 10m2 Laminate flooring  
Fitted Kitchen 20m2 Linoleum flooring leading to Sitting Room 18m2 Parquet, doors to the garden  
Living Room 17m2 Linoleum flooring, wood-burning stove  
Bedroom 10m2 Carpet, stone

### First Floor:

Landing 10m2 Wooden flooring and carpet, built-in wardrobes  
Bedroom 13m2 Wooden flooring, wardrobe  
Bedroom 10m2 Carpet, sloping ceiling  
WC 1m2 Linoleum flooring  
Bathroom 8m2 Linoleum flooring, bathtub with shower, sink  
Bedroom 13m2 Carpet  
Bedroom 16m2 Flooring to be finished (currently plywood)

### Exterior:

Large front courtyard with a well, enclosed rear garden with several fruit trees Including a walnut tree and



two taps. Adjoining barn of approximately 90m<sup>2</sup> with workshop and electricity on site. Small hangar and a small storeroom.

### Common

Bedrooms:	5
Bathrooms:	2
Finished sq. ft.:	179 sq m
Lot Size:	2401 sq m
Floor Number:	1

### Room details

Total rooms:	9
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### Building details

Number of Floors:	1
Orientation:	SE

### Lease terms

Date Available:

### Additional information

Virtual tour URL: [https://youtu.be/GRR\\_KxSJGmw](https://youtu.be/GRR_KxSJGmw)

