



## Contemporary 105 m2 Home with Mature Garden and Heated Swimming Pool, Just 3.9 km from Ruffec - €207400



### 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:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 236,581.95 |

### Location

|                        |                    |
|------------------------|--------------------|
| Country:               | France             |
| State/Region/Province: | Nouvelle-Aquitaine |
| City:                  | Ruffec             |
| ZIP code:              | 16700              |
| Posted:                | Jul 07, 2026       |

### Description:

Nestled in the charming village of Bernac, this attractive contemporary home offers an elegant and peaceful lifestyle, set within a beautifully established 1500 m2 landscaped garden.

Bright and spacious throughout, the heart of the home is a superb 48 m2 open plan living area combining the fitted kitchen, dining space and lounge. A wood-burning insert creates a warm and welcoming atmosphere during the winter months, making this a wonderful space for family life and entertaining.

A few steps lead to a large landing, ideal as a home office, which gives access to two comfortable bedrooms, a modern shower room and a separate WC. Upstairs, the mezzanine provides additional flexible living space, perfect as a reading nook, hobby area or occasional guest bedroom.

The basement offers excellent practical space, including a large storage area, boiler room and an integral single garage. There is also a second detached garage.

Outside, the mature garden is a true haven of peace. Filled with established trees, it offers privacy, natural shade and plenty of space to enjoy the outdoors. A covered terrace provides the perfect setting for summer barbecues, while the heated above-ground swimming pool allows you to make the most of the warmer months in complete comfort.

An easy home to live in, offering a relaxed holiday atmosphere just minutes from the shops, schools and



amenities of Ruffec.

HURRY!

Ground Floor

Open Plan Living Room andamp; Kitchen: 47.96 m2, tiled floor, wood-burning insert and doors opening onto the covered terrace.

Landing / Office: 15.45 m2, tiled floor.

Bedroom 1: 13.39 m2, tiled floor.

Bedroom 2: 13.53 m2, tiled floor.

Separate WC: 1.27 m2, tiled floor.

Shower Room: 6.15 m2, tiled floor.

First Floor

Mezzanine: 7.28 m2, wooden flooring.

Basement

CellarWorkshopGarage

Outside

Beautiful mature 1500 m2 garden, detached garage and heated above-ground swimming pool.

## Common

|                   |           |
|-------------------|-----------|
| Bedrooms:         | 2         |
| Bathrooms:        | 1         |
| Finished sq. ft.: | 105 sq m  |
| Lot Size:         | 1532 sq m |
| Floor Number:     | 1         |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                   |    |
|-------------------|----|
| Number of Floors: | 1  |
| Orientation:      | SE |

## Lease terms

Date Available:

## Additional information

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/xOTH-5ZF45A">https://youtu.be/xOTH-5ZF45A</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.681.659 |
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# IMLIX

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