



Charming Country House Situated in a Very Quiet Hamlet - €65,000



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
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 74,145.74

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
ZIP code:	86700
Posted:	Jul 06, 2026

Description:

A charming stone house with a courtyard and a garden with trees. Ideal as a holiday home or a second home close to Romagne. This property has a recently replaced roof. Ready to move into immediately, but requires some internal refurbishment and upgrading of the drainage system to current standards. All on a total plot size of 686m².

Ground floor:

Living room (16.45m²): tiled floor, window (double-glazed wooden window)

Kitchen (11.30m²): tiled floor, wood-burning stove, fitted

Shower room (4m²): tiled floor, washbasin, shower

Cupboard (1.65m²): tiled floor, could be converted into a toilet

Hallway (1.58m²): window

Upstairs:

Toilet (4.92m²): washbasin, water heater, potential to install a shower

Bedroom (12.28m²): skylight, wooden floor

Bedroom (12.15m²): skylight, wooden floor

Corridor (3.41m²): laminate flooring

Landing (1.46m²): small window

Outside:

Separate courtyard and garden



Small adjoining barn (14m2)

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	73 sq m
Lot Size:	686 sq m
Floor Number:	1

Room details

Total rooms:	3
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Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/HLuikDqlSD0>

Contact information

IMLIX ID: IX8.681.663

