



Character Home with Guest Suites and Commercial Possibilities On One Acre - €220,000



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
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 253,845.95

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Jul 31, 2026

Description:

Set on approximately one acre of grounds between Ruffec and Sauze-Vaussais, this substantial family home offers exceptional versatility and potential. The property could serve as a spacious private residence, while also presenting excellent opportunities for a Bed and Breakfast, an Airbnb venture, or even the continuation of a successful bar and restaurant business with on-site accommodation. Inside, the home features three generously sized double bedrooms, each with its own en-suite bathroom, providing comfort and privacy for guests or family members alike. In addition, there is a further bedroom located within an attached annexe. With some updating, this space could easily be transformed into a fully independent rental unit, adding further income potential. With its flexible layout, generous outdoor space, and range of possible uses, this property represents a unique opportunity in the heart of the Poitou-Charentes.

GROUND FLOOR:

Entrance hall (15m²): Tiled floor
 Living room (44m²): Tiled floor, wood-burning stove
 Dining room (38m²): Wooden flooring, wood-burning stove
 Kitchen (22m²): Vinyl flooring
 Scullery/Utility room (14m²): Tiled floor
 Two storerooms (9m² and 6m²): Tiled floor
 Hallway (4m²): Vinyl flooring, access to wine cellar (38m² with earth floor)
 Two toilets (5m² and 2m²): Vinyl flooring, washbasin

FIRST FLOOR:

Landing (6m²): Carpeted
 Bedroom (32m²): Carpeted; en-suite shower room (4m²): Laminate flooring, washbasin, shower; toilet (2m²): Laminate flooring, washbasin
 Bedroom (14m²): Carpeted; en-suite



shower room (4m2): Vinyl flooring, toilet, washbasin, shower
Bedroom (25m2): Carpeted; en-suite
shower room (4.5m2): Laminate flooring, shower, toilet, washbasin
Room (14m2): Wooden flooring
Living room (34m2): Wooden flooring, pellet stove
Bathroom (5m2): Wooden flooring, bathtub, toilet, washbasin
Bedroom (14m2): Wooden flooring

ATTIC:

Convertible space (access via staircase from the landing) windows already in place

EXTERIOR:

Large front courtyard with a well, ample parking space, rear garden, open barn, summer bar, storage hangar

Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	342 sq m
Lot Size:	4316 sq m
Floor Number:	1

Room details

Total rooms:	8
--------------	---

Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/8ZvXcPMq1_w
-------------------	---

Contact information

IMLIX ID:	IX8.792.428
-----------	-------------

