



Country House With Ground-Floor Living, Near Les Adjots - €112900



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 131,183

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Aug 21, 2026

Description:

This lovely two-bedroom, ground-floor property is situated in a peaceful hamlet, yet is only a 10-minute drive from Ruffec. The property benefits from central heating and a wood-burning stove in the spacious, light-filled lounge, perfect for cosy evenings.

The beautifully decorated two bedrooms are accessed directly from the lounge, with three steps leading up to each room. The fitted kitchen, with a breakfast bar, is well-equipped and ready for its new owners to enjoy.

Outside, the property benefits from an enclosed garden, a separate garage and a covered area for additional storage. The garden has lovely open views over the surrounding fields and woodland, a real haven for anyone looking for a quiet lifestyle whilst still being within easy reach of local amenities.

GROUND FLOOR:

Kitchen (21 m²): tile flooring, fully equipped
Bathroom (7 m²): tile flooring, shower, sink, toilet
Living room (31 m²): laminate flooring, sliding glass door, wood-burning stove, electric shutters
Bedroom (13 m²): laminate flooring
Bedroom (9.5 m²): laminate flooring, electric wall-mounted radiator, French door

ATTIC:

Insulated and suitable for conversion: exterior access

EXTERIOR:

Metal garage: space for one car
Metal garden shed
Enclosed garden, beautiful views of fields and woods



Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	81 sq m
Lot Size:	730 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/L9EQ3y9jFh4
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Contact information

IMLIX ID:	IX8.885.555
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