



Country House near Ruffec with Development Potential - €80645



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 93,869.72

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Sep 01, 2026

Description:

This country house, just 6km from the town of Ruffec, is situated in a quite hamlet and offers plenty of potential for its future owner.

The property could easily be transformed into a 3-bedroom home by converting the existing attic space. It could also make an interesting rental investment, thanks to its location close to Ruffec and the main routes to Poitiers and Angoulême. Equally it would work well as a second home.

The house benefits from having an attached barn, which could be used to create a workshop, along with the smaller outbuildings providing additional storage. The house, barn and enclosed garden sit on a total plot of 700m². A separate woodland plot of 1156m², located 500m away, also forms part of the property. If you are looking for a peaceful setting while still being within easy reach of local amenities, this property is well worth a look. Book a viewing today.

GROUND FLOOR:

Kitchen (33 m²): tile and hardwood floors
Living room (11.5 m²): linoleum
Bedroom (12 m²): hardwood floors
Bathroom (3 m²): linoleum, bath, sink, toilet
Pantry (6 m²): concrete
Cellar below



Convertible attic

EXTERIOR:

Adjoining barn (35 m2): electric door, space for one car

Small outbuildings

Enclosed garden

Woodland plot (not adjoining) measuring 1,156 m2

Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	66 sq m
Lot Size:	1856 sq m
Floor Number:	1

Room details

Total rooms:	3
--------------	---

Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/jRI_zFkgkCY
-------------------	---

Contact information

IMLIX ID:	IX8.920.919
-----------	-------------

