



A Magnificent Logis with Great Potential And Habitable Property - €244680



Agent Info

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Listing details

Property for:	Sale
Price:	USD 275,134.81

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16140
Posted:	Sep 28, 2026

Description:

This superb stone property, featuring its own tower and a massive detached barn, offers exceptional potential for a wide range of projects: a bed and breakfast, a wedding venue, workshops, events, or creative activities. The possibilities are truly endless.

This small, much-altered chateau dates back to the early 16th century. A two-story circular stair tower topped with a conical roof and clad in flat tiles features a window with a transom bar. A small breteche (overhanging defensive structure) protects the entrance, which has a chamfered door frame. The top floor was converted into a dovecote. The ground floor features small cobblestone flooring. Two residential wings adjoin the tower. The northern wing, featuring small round windows (œil-de-bœuf), likely dates back no further than the last century. Its southern counterpart appears older; taller and more substantial, with a vaulted cellar, it may well incorporate parts of the original structure. On the upper floor, two corbels suggest the former presence of an overhanging defensive structure. The tower dates from the late first quarter of the 16th century, while the building wing was constructed in the early 17th century (bearing the date 1614).

The main house is already habitable on the ground floor, whereas the adjoining house requires renovation and could be transformed into a stunning bed and breakfast, with access to the upper floor via the charming tower.

Situated in a peaceful hamlet just a short drive from shops and amenities, the property enjoys an ideal



location with easy access to Poitiers and Angouleme.

With its character, spacious layout, and immense potential, this property offers a unique opportunity to create a truly exceptional venue.

HOUSE 1 2 habitable

Kitchen (22m2): tiled floor, fitted Shower room (4m2): tiled floor, toilet, washbasin, shower Bedroom (18m2): wooden floor, built-in cupboard Storage room (6m2): wooden floor Living room (35m2): wooden floor, wood-burning insert Bedroom / Study (8m2): parquet flooring Cellar: waterlogged in winter Attic Three rooms above, accessible only via the tower

HOUSE 2 2 in need of renovation

Ground floor:

Three rooms in need of renovation: 2c 2ur de demoiselle' flooring Tower: 2demoiselle' tiled flooring

First floor:

Room: wooden floor Room: wooden floor, washbasin Attic

EXTERIOR

Long outbuilding 65m x 8m: 500m2 Outbuilding opposite with shed: 200m2 Garden and all on 7752m2

Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	93 sq m
Lot Size:	7752 sq m
Floor Number:	1

Room details

Total rooms:	3
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Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/h8uzgIyFzII
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Contact information

IMLIX ID:	IX9.027.776
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