



## €159500 - Family Home with 4 Bedrooms, Garden, Pool & Outbuilding - Between Ruffec and Villefagnan



### Informações do Revendedor

Name:	Christophe GUAY
Nome da	Agence TIC Ruffec
Empresa:	
País:	França
Experience	1985
since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 187,817.55

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
Adicionado:	24/06/2025

#### Informação adicional:

Located in a peaceful and picturesque hamlet between Ruffec and Villefagnan, this spacious family home offers generous living areas and great potential.

On the ground floor, the property features a comfortable master suite, a fully equipped kitchen with direct access to the utility room/pantry, and a spacious living room (requires some refreshing) with wood-burning insert. A staircase from the living room leads to a mezzanine-style space that could be converted into an office, reading nook, or mezzanine area. The living room opens onto a bright veranda with views of the garden.

Upstairs, you'll find three bedrooms—all overlooking the garden—a shower room, and a separate toilet. In total, the house has three bathrooms, including one in need of renovation, offering flexible options for further development.

Outside, the attractive garden includes a 'Waterair' swimming pool (installed 8 years ago), currently non-functional but repairable. The garage houses a wood pellet boiler (installed in 2015) that provides central heating and hot water. The pellet silo can hold up to 3 tonnes of pellets. A 60 m2 stone barn completes the property—ideal for storage or conversion into additional living space.



This charming property, full of character and potential, is perfect for a family seeking a peaceful countryside lifestyle.

#### Additional Features:

- \* New septic system installed in 2019
  - \* Roof redone in 2015
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#### Ground Floor:

- Entrance (7m2) : tiled floor, storage cupboard
  - Fitted Kitchen (19m2) : tiled floor, large patio doors
  - Utility Room (5m2) : old Bathroom (4m2) to renovate
  - Living Room (28m2) : laminate flooring, insert fireplace, access to mezzanine-level room
  - Veranda (16m2) : laminate flooring, lovely garden views
  - Master Bedroom (16m2) : laminate flooring, Ensuite Bathroom (5m2) : bath, sink (to finish)
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#### First Floor:

- Landing (4m2) : wood flooring
  - Bedroom 1 (12.5m2) : wood flooring, Velux window, garden view
  - Bedroom 2 (11m2) : wood flooring, Velux window, garden view
  - Bedroom 3 (12m2) : laminate flooring, garden view
  - Shower Room (6m2) : laminate flooring, 2 hand basins, shower, towel radiator, Velux
  - WC (1m2) : wood flooring
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#### Exterior:



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-Garden with 8-year-old "Waterair" pool (liner and pump included; needs repair)

-Garage with pellet boiler and silo

-Stone barn of 60 m<sup>2</sup>

Total land area: 1,422 m<sup>2</sup>

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	146 m <sup>2</sup>
Tamanho do lote:	1.422 m <sup>2</sup>

## Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Sim
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## Building details

Outdoor Amenities:	Pool
Número de pisos:	2

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX7.193.808
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# IMLIX

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<https://www.imlix.com/pt/>

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