



A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m² - €93,500



Informações do Revendedor

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

Detalhes do anúncio

| | |
|---------------|----------------|
| Imóveis para: | Venda |
| Preço: | USD 109,721.14 |

Localização

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|------------------------|--------------------|
| Country: | França |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade: | Ruffec |
| CEP: | 16700 |
| Adicionado: | 27/04/2026 |

Informação adicional:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property requires some interior updating, decoration, new bathroom, new kitchen. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world. Please note that there is a small land slide which requires attention, quote for repairs: 21 000 euros.

Ground Floor :

Entrance 3m² Tiled floor
Kitchen 10m² Tiled floor
Laundry Room 5m² Concrete floor, recent hot water tank
WC 1m² Tiled floor
Sitting Room 27m² Wood floor, insert wood burner, patio door to wood terrace with views

Upstairs :

Landing 5m² Wood floor
Bedroom 9m² Wood floor
Bedroom 12m² Wood floor
Bedroom 14m² Wood floor
Bathroom 3m² Bath with shower, hand basin

Outside :



Wood terrace with views across the gardens and to the river Courtyard with access to a cellar, attached garage with electric up-and-over door and storage above. Lower gardens with river frontage. After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

Comum

| | |
|-------------------------|---------------------|
| Quartos de dormir: | 3 |
| Banheiro: | 1 |
| Pés quadrados acabados: | 89 m ² |
| Tamanho do lote: | 7645 m ² |
| Floor Number: | 1 |

Room details

| | |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

Building details

| | |
|------------------|----|
| Número de pisos: | 1 |
| Orientation: | SW |

Lease terms

Date Available:

Informação adicional

Virtual tour URL: <https://youtu.be/Jh130T85Lpc>

Contact information

IMLIX ID: IX8.409.153

