



## 3 Bedroom Stone House For Sale Near Ruffec 16700. - €99,950



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 115,983.91

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	12/05/2026

### Informação adicional:

Three-bedroom house located in a quiet hamlet, 5 kilometres from Ruffec (16700). Two bedrooms, a shower room, and a toilet are already located on the ground floor. Upstairs, there is enormous potential to create more living space, but already with an existing bedroom and dressing room which are in very good condition. The septic system needs to be brought up to standard, but the house benefits from oil-fired central heating. It sits on an attached garden of 2494m<sup>2</sup>, over half an acre.

### GROUND FLOOR:

Entrance 5m<sup>2</sup> Tiled floor Fitted kitchen 17.5m<sup>2</sup> Tiled floor Bedroom 11m<sup>2</sup> Laminate flooring Living room 16m<sup>2</sup> Parquet flooring Bedroom 16m<sup>2</sup> Parquet flooring Shower room 3m<sup>2</sup> Tiled flooring, WC, sink, shower, cupboard Wine cellar

### UPSTAIRS:

Convertible attic 50m<sup>2</sup> Wooden floor, two skylights and one window already installed Hallway 5m<sup>2</sup> Laminate flooring Bedroom 15m<sup>2</sup> Laminate flooring, skylight, beams (central heating radiator installed) Dressing room 8m<sup>2</sup> Laminate flooring Convertible attic 34m<sup>2</sup> Concrete floor, beams, oil tank

### EXTERIOR:

Small outbuilding with boiler room, a lovely covered terrace with bar and pizza oven (water and electricity connections).



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Garden and shed

## Comum

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	105 m <sup>2</sup>
Tamanho do lote:	2494 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Número de pisos:	1
Orientation:	S

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://youtu.be/Kt7lxNApqmK>

## Contact information

IMLIX ID: IX8.446.833

