



## Charming Spacious House Near Ruffec With Outbuildings - €196800



### 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 228,370.51

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	15/05/2026

#### Informação adicional:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone. The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m<sup>2</sup> including a paddock to the rear ☑ ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

#### GROUND FLOOR:

Entrance 15m<sup>2</sup> Tiled floor Fitted Kitchen / Dining Room 40m<sup>2</sup> Hardwood flooring, wood stove, oak beams Living Room 20m<sup>2</sup> Hardwood flooring, wood stove Living Room 20m<sup>2</sup> Hardwood flooring WC 1m<sup>2</sup> Tiled floor

#### UPSTAIRS:

Landing 8m<sup>2</sup> Hardwood flooring Master Bedroom 28m<sup>2</sup> Hardwood flooring, beams and Shower Room 7m<sup>2</sup> Tiled floor, shower, sink, toilet, cupboard Bedroom 17m<sup>2</sup> Hardwood flooring Bedroom 16m<sup>2</sup> Hardwood flooring Bedroom 10m<sup>2</sup> Hardwood flooring Bathroom 7m<sup>2</sup> Hardwood flooring, bathtub, sink,



toilet, shower

## EXTERIOR:

Attached barn 55m<sup>2</sup>, barn 95m<sup>2</sup>, stable 50m<sup>2</sup>, shed 100m<sup>2</sup>, garage, bread oven, laundry room, rain water cistern Front courtyard and gardens. Paddock to the rear.

## Comum

Quartos de dormir:	4
Banheiro:	2
Pés quadrados acabados:	187 m <sup>2</sup>
Tamanho do lote:	4255 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de pisos:	1
Orientation:	SW

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://youtu.be/7xsvrfRdsb0">https://youtu.be/7xsvrfRdsb0</a>
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## Contact information

IMLIX ID:	IX8.475.320
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