



5 Bedroom Village House With Delightful Grounds Close to Ruffec - €234,000

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 272,413.26

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16240
Adicionado:	02/06/2026

Informação adicional:

An attractive village house 6 kms from Ruffec set back from the road with privacy and intimacy. Large living area with its 5 bedrooms and 4 reception rooms. The roof has been overhauled in 2018, a new sanitation system installed in 2021 and a new heat exchange pump heating system in 2022. The ground floor could easily accommodate a guest annexe for flexible living space. Outside has an attached barn with space to park two cars and the mature gardens are beautiful on a total plot size of 2401m2.

Ground Floor:

Entrance 12m2 Linoleum flooring WC 1m2 Linoleum flooring Bathroom 4m2 Linoleum flooring, bathtub with shower, sink Living Room 16m2 Laminate flooring Office 10m2 Laminate flooring Fitted Kitchen 20m2 Linoleum flooring leading to Sitting Room 18m2 Parquet, doors to the garden Living Room 17m2 Linoleum flooring, wood-burning stove Bedroom 10m2 Carpet, stone

First Floor:

Landing 10m2 Wooden flooring and carpet, built-in wardrobes Bedroom 13m2 Wooden flooring, wardrobe Bedroom 10m2 Carpet, sloping ceiling WC 1m2 Linoleum flooring Bathroom 8m2 Linoleum flooring, bathtub with shower, sink Bedroom 13m2 Carpet Bedroom 16m2 Flooring to be finished (currently plywood)

Exterior:



Large front courtyard with a well, enclosed rear garden with several fruit trees Including a walnut tree and two taps. Adjoining barn of approximately 90m² with workshop and electricity on site. Small hangar and a small storeroom.

Comum

Quartos de dormir:	5
Banheiro:	2
Pés quadrados acabados:	179 m ²
Tamanho do lote:	2401 m ²
Floor Number:	1

Room details

Total rooms:	9
--------------	---

Building details

Número de pisos:	1
Orientation:	SE

Lease terms

Date Available:

Informação adicional

Virtual tour URL: https://youtu.be/GRR_KxSJGmw

