



Stunning Country House Between Ruffec and Vertueil-sur-Charente - €271270

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 309,287.81

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	20/06/2026

Informação adicional:

Renovated by artisans, this beautiful, stylish 4-bedroomed country house with its traditional slate roof is perfectly situated in a quiet village between Ruffec and the renowned village of Vertueil-sur-Charente. For those with restricted mobility, the property benefits from a bedroom and bathroom on the ground floor, and upstairs a further three bedrooms and a shower room to complete to your own taste with water supply and evacuation already installed.

Enjoy the cosy winter evenings in the lounge with the wood pellet burner, and simply descend to the cellar to find that perfect wine to accompany your evening meal.

With the barn and outbuildings, there are plenty of projects that can be created. The hangar has space to park 2 vehicles, giving shelter from the Charentais sunshine and the cold winter days. The four a pain requires a little restoration work to enjoy traditional home-made bread and pizzas.

The is a property not to be missed, contact us today to book a viewing!

Ground floor:

Kitchen (34m²): tiled floor, partially fitted, exposed beams, pellet stove with Wi-Fi
Living room (25m²): wooden floor, stove, stone features, exposed beams
Hall (2m²): tiled floor
Bedroom 1 (14m²): laminate flooring, wardrobe
Laundry room (2m²): tiled floor
Bathroom (8m²): tiled floor, bath, washbasin, toilet, shower, exposed beams, heated towel rail



First floor:

Landing (8.5m²): wooden floor, skylight
Room intended for a shower room (3.5m²): tiled floor, heated towel rail, water supply and drainage in place
Bedroom 2 (10m²): carpeted floor
Bedroom 3 (21m²): seagrass flooring on wooden floorboards
Bedroom 4 (14m²): carpet on wooden floorboards
Attic (25m²): linoleum on wooden floorboards, 1 window, stone walls, skylight

Outside:

Cellar beneath part of the living room: clay floor
Garden
Stables + upper floor
Hangar: space for 2 cars
Chicken coop
Barn
Bread oven in need of restoration
Vegetable garden

All on a plot size of 2090m²

Comum

Quartos de dormir:	4
Banheiro:	1
Pés quadrados acabados:	140 m ²
Tamanho do lote:	2090 m ²
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de pisos:	1
Orientation:	S

Lease terms

Date Available:

Informação adicional

Virtual tour URL: <https://youtu.be/3cJIMZ57zVA>

Contact information

IMLIX ID: IX8.625.188

