



Country House near Ruffec with Development Potential - €80645



Informações do Revendedor

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

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 93,869.72

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	01/09/2026

Informação adicional:

This country house, just 6km from the town of Ruffec, is situated in a quite hamlet and offers plenty of potential for its future owner.

The property could easily be transformed into a 3-bedroom home by converting the existing attic space. It could also make an interesting rental investment, thanks to its location close to Ruffec and the main routes to Poitiers and Angoulême. Equally it would work well as a second home.

The house benefits from having an attached barn, which could be used to create a workshop, along with the smaller outbuildings providing additional storage. The house, barn and enclosed garden sit on a total plot of 700m². A separate woodland plot of 1156m², located 500m away, also forms part of the property. If you are looking for a peaceful setting while still being within easy reach of local amenities, this property is well worth a look. Book a viewing today.

GROUND FLOOR:

Kitchen (33 m²): tile and hardwood floors

Living room (11.5 m²): linoleum

Bedroom (12 m²): hardwood floors

Bathroom (3 m²): linoleum, bath, sink, toilet

Pantry (6 m²): concrete



Cellar below

Convertible attic

EXTERIOR:

Adjoining barn (35 m²): electric door, space for one car

Small outbuildings

Enclosed garden

Woodland plot (not adjoining) measuring 1,156 m²

Comum

Quartos de dormir: 1

Banheiro: 1

Pés quadrados acabados: 66 m²

Tamanho do lote: 1856 m²

Floor Number: 1

Room details

Total rooms: 3

Building details

Número de pisos: 1

Orientation: W

Lease terms

Date Available:

Informação adicional

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

Contact information

IMLIX ID: IX8.920.919

