



Charming Stone Property Near Ruffec For Sale - €149,000



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	EUR 149,000

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	09.02.2026

Описание:

Beautiful character stone country property located close to Ruffec. The house offers many original features, including exposed beams and wooden flooring upstairs, giving it plenty of charm and authenticity. The property benefits from a courtyard to the front, a garden to the rear, as well as a separate plot ideal for growing your own vegetables. A barn / garage is located opposite the house, offering a range of possibilities.

At the heart of the home is a spacious kitchen / dining room. There is also an impressive 58 m2 living room, complete with a built-in bar, perfect for social evenings with family and friends. The property is equipped with oil-fired central heating, complemented by a wood-burning stove in the living room for cosy and comfortable evenings.

The layout allows for ground-floor living, with a bedroom on the ground floor, a bathroom and a separate WC. Upstairs, there are three additional bedrooms, ideal for accommodating family and guests.

A charming property offering generous living space in a peaceful and pleasant setting.

GROUND FLOOR:

- Kitchen (40m2): tiled floor, stone walls, exposed beams, fully equipped
- Bathroom (10m2): tiled floor, bath, washbasin, shower
- Toilet (1m2): tiled floor
- Boiler room (3m2): tiled floor, boiler, washing machine connection



- Laundry room (12m²): tiled floor
- Bedroom 1 (13m²): tiled floor, French windows
- Hallway (3m²): tiled floor
- Living room (58m²): tiled floor, fireplace insert, built-in bar

FIRST FLOOR:

- Landing (8m²): wooden floor
- Bedroom 2 (15m²): wooden floor
- Bedroom 3 (14m²): wooden floor
- Bedroom 4 (14m²): wooden floor with private WC: wooden floor, washbasin
- Attic area

EXTERIOR:

- Front courtyard
 - Barn opposite with space for 1 car
 - Terrace and garden at the rear
 - Extra non-adjointing garden vry close by
- All on a surface area of 1092m²

Общие

Спальни:	4
Ванные комнаты:	1
Готовые кв.м.:	192 кв м
Площадь участка:	1092 кв м
Floor Number:	1

Room details

Total rooms:	6
--------------	---

Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/8CwnIYPCmZA>

Contact information

IMLIX ID: IX8.157.821



IMLIX

IMLIX Рынок недвижимости
<https://www.imlix.com/ru/>

