



A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m² - €93,500



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
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Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 109,721.14

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	27.04.2026

Описание:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property requires some interior updating, decoration, new bathroom, new kitchen. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world. Please note that there is a small land slide which requires attention, quote for repairs: 21 000 euros.

Ground Floor :

Entrance 3m² Tiled floor
Kitchen 10m² Tiled floor
Laundry Room 5m² Concrete floor, recent hot water tank
WC 1m² Tiled floor
Sitting Room 27m² Wood floor, insert wood burner, patio door to wood terrace with views

Upstairs :

Landing 5m² Wood floor
Bedroom 9m² Wood floor
Bedroom 12m² Wood floor
Bedroom 14m² Wood floor
Bathroom 3m² Bath with shower, hand basin

Outside :

Wood terrace with views across the gardens and to the river
Courtyard with access to a cellar, attached



garage with electric up-and-over door and storage above. Lower gardens with river frontage. After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	89 кв м
Площадь участка:	7645 кв м
Floor Number:	1

Room details

Total rooms:	4
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Building details

Количество этажей:	1
Orientation:	SW

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/Jh130T85Lpc>

Contact information

IMLIX ID: IX8.409.153

