



Spacious Farmhouse with 1.9 Hectares of Land ☑ Ideal for Horses - €186,000



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 186,000

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16240
Добавлено:	11.05.2026

Описание:

Superb old farmhouse situated on 1.9 hectares of land. The main house offers three large bedrooms, one of which is on the ground floor with a dressing room/office. It is equipped with oil-fired central heating and partially benefits from double glazing. Very bright, this property boasts generous proportions and significant development potential. It also has two attics and numerous outbuildings. The roof of the house was renewed in 2025. Its large adjoining flat land would be perfect for horse owners. A smaller portion of the land could be purchased if too large. Near Ruffec with quick access to the N10 for Angouleme (25 minutes) or Poitiers (55 minutes).

Ground Floor

Entrance 6m² Tiled floor Dining Room 30m² Parquet flooring, fireplace insert Bedroom 24m² Parquet flooring (fireplace insert vent for hot air). Includes a dressing room/office 15m² Parquet flooring. Basic kitchen 3m² Tiled floor Bathroom 3m² Tiled floor, sink, shower Living room 23m² Parquet flooring, fireplace WC 1m²

Upstairs

Landing 4m² Bedroom 32m² Wooden floor, fireplace Bedroom 32m² Wooden floor, fireplace Room 6m² Wooden floor, ideal for creating a bathroom with WC Attic above, spanning the entire house, with 3 windows and a second attic on the first floor

Exterior



Large front courtyard, rear garden, large flat plot and orchard
Garage for one car, barn 100m², stable 30m², outbuildings, boiler room with "Viessmann" boiler
Wine cellar, storage room, shed 30m²

Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	182 кв м
Площадь участка:	19115 кв м
Floor Number:	1

Room details

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

Building details

Количество этажей:	1
Orientation:	N

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/TLHogmaQz3o>

Contact information

IMLIX ID: IX8.446.832

