



## Charming Spacious House Near Ruffec With Outbuildings - €196800



### Информация об агенте

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Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 228,370.51

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	15.05.2026

#### Описание:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone. The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m<sup>2</sup> including a paddock to the rear - ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

#### GROUND FLOOR:

Entrance 15m<sup>2</sup> Tiled floor Fitted Kitchen / Dining Room 40m<sup>2</sup> Hardwood flooring, wood stove, oak beams Living Room 20m<sup>2</sup> Hardwood flooring, wood stove Living Room 20m<sup>2</sup> Hardwood flooring WC 1m<sup>2</sup> Tiled floor

#### UPSTAIRS:

Landing 8m<sup>2</sup> Hardwood flooring Master Bedroom 28m<sup>2</sup> Hardwood flooring, beams and Shower Room 7m<sup>2</sup> Tiled floor, shower, sink, toilet, cupboard Bedroom 17m<sup>2</sup> Hardwood flooring Bedroom 16m<sup>2</sup> Hardwood flooring Bedroom 10m<sup>2</sup> Hardwood flooring Bathroom 7m<sup>2</sup> Hardwood flooring, bathtub, sink, toilet, shower



## EXTERIOR:

Attached barn 55m2, barn 95m2, stable 50m2, shed 100m2, garage, bread oven, laundry room, rain water cistern Front courtyard and gardens. Paddock to the rear.

### Общие

Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	187 кв м
Площадь участка:	4255 кв м
Floor Number:	1

### Room details

Total rooms:	6
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### Building details

Количество этажей:	1
Orientation:	SW

### Lease terms

Date Available:

### Дополнительная информация

Virtual tour URL: <https://youtu.be/7xsvrfRdsb0>

### Contact information

IMLIX ID: IX8.475.320

