



5 Bedroom Village House With Delightful Grounds Close to Ruffec - €234,000

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:	USD 272,413.26

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16240
Добавлено:	02.06.2026

Описание:

An attractive village house 6 kms from Ruffec set back from the road with privacy and intimacy. Large living area with its 5 bedrooms and 4 reception rooms. The roof has been overhauled in 2018, a new sanitation system installed in 2021 and a new heat exchange pump heating system in 2022. The ground floor could easily accommodate a guest annexe for flexible living space. Outside has an attached barn with space to park two cars and the mature gardens are beautiful on a total plot size of 2401m2.

Ground Floor:

Entrance 12m2 Linoleum flooring
WC 1m2 Linoleum flooring
Bathroom 4m2 Linoleum flooring, bathtub with shower, sink
Living Room 16m2 Laminate flooring
Office 10m2 Laminate flooring
Fitted Kitchen 20m2 Linoleum flooring leading to Sitting Room 18m2 Parquet, doors to the garden
Living Room 17m2 Linoleum flooring, wood-burning stove
Bedroom 10m2 Carpet, stone

First Floor:

Landing 10m2 Wooden flooring and carpet, built-in wardrobes
Bedroom 13m2 Wooden flooring, wardrobe
Bedroom 10m2 Carpet, sloping ceiling
WC 1m2 Linoleum flooring
Bathroom 8m2 Linoleum flooring, bathtub with shower, sink
Bedroom 13m2 Carpet
Bedroom 16m2 Flooring to be finished (currently plywood)

Exterior:

Large front courtyard with a well, enclosed rear garden with several fruit trees Including a walnut tree and



two taps. Adjoining barn of approximately 90m² with workshop and electricity on site. Small hangar and a small storeroom.

Общие

Спальни:	5
Ванные комнаты:	2
Готовые кв.м.:	179 кв м
Площадь участка:	2401 кв м
Floor Number:	1

Room details

Total rooms:	9
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Building details

Количество этажей:	1
Orientation:	SE

Lease terms

Date Available:

Дополнительная информация

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

