



Country House near Ruffec with Development Potential - €80645



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
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 93,704.63

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	01.09.2026

Описание:

This country house, just 6km from the town of Ruffec, is situated in a quite hamlet and offers plenty of potential for its future owner.

The property could easily be transformed into a 3-bedroom home by converting the existing attic space. It could also make an interesting rental investment, thanks to its location close to Ruffec and the main routes to Poitiers and Angoulême. Equally it would work well as a second home.

The house benefits from having an attached barn, which could be used to create a workshop, along with the smaller outbuildings providing additional storage. The house, barn and enclosed garden sit on a total plot of 700m². A separate woodland plot of 1156m², located 500m away, also forms part of the property. If you are looking for a peaceful setting while still being within easy reach of local amenities, this property is well worth a look. Book a viewing today.

GROUND FLOOR:

Kitchen (33 m²): tile and hardwood floors
Living room (11.5 m²): linoleum
Bedroom (12 m²): hardwood floors
Bathroom (3 m²): linoleum, bath, sink, toilet
Pantry (6 m²): concrete
Cellar below



Convertible attic

EXTERIOR:

Adjoining barn (35 m2): electric door, space for one car

Small outbuildings

Enclosed garden

Woodland plot (not adjoining) measuring 1,156 m2

Общие

Спальни:	1
Ванные комнаты:	1
Готовые кв.м.:	66 кв м
Площадь участка:	1856 кв м
Floor Number:	1

Room details

Total rooms:	3
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Building details

Количество этажей:	1
Orientation:	W

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX8.920.919

