



4 Bedroom Villa With Lovely Swimming Pool And Country Views On 1.5 Acres - €149,950

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 174,232.87

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	07.09.2026

Описание:

A 1970s bungalow offering four bedrooms, including one on the lower ground floor. The lower ground floor can be completely self-contained, featuring a bedroom, dressing room, bathroom and a living area with fitted kitchen already in place. It is ideal for accommodating guests, creating an annexe or developing a holiday rental business (Airbnb). The property benefits from oil-fired central heating and double glazing. Outside, the property enjoys lovely open countryside views, a terrace and an attractive 8m x 4m swimming pool with its own sun terrace. Situated in a small hamlet, just 10 km from Ruffec and 6 km from Verteuil-sur-Charente.

GROUND FLOOR

Living room 34m²: Wooden floor, fireplace, three French doors to terrace. Fitted kitchen 13.5m²: Tiled floor. Entrance hall 5m²: Tiled floor. Hallway 8m²: Wooden floor. Bedroom 13m²: Tiled floor, built-in wardrobe, French door. Bedroom 10.4m²: Tiled floor. Bedroom 9.5m²: Tiled floor, built-in wardrobe. Bathroom 6m²: Vinyl flooring, WC, wash basin, bath with shower attachment, built-in cupboard. Separate WC 1m²: Laminate flooring, wash basin.

LOWER GROUND FLOOR (access via the kitchen or from outside)

Living room 32m²: Tiled floor, fitted kitchen and lounge area (heated). Bedroom 16m²: Laminate flooring with a 5m² dressing room (not heated). Bathroom 4m²: Tiled floor, bath with shower attachment, WC, wash basin, heated towel rail. Utility area and boiler room/pump room for pool



OUTSIDE

Enclosed garden with parking for several vehicles and a wooden terrace, set on a total plot of 6,509m². 8m x 4m chlorine swimming pool (can be heated by connecting it to the oil-fired boiler). Detached concrete block garage with space for two cars and a greenhouse

Общие

Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	152 кв м
Площадь участка:	6509 кв м
Floor Number:	1

Room details

Total rooms:	5
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Building details

Количество этажей:	1
Orientation:	W

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/qxwtO92KkF8>

Contact information

IMLIX ID: IX8.944.697

