



€170200 - Charming Village Home Between Ruffec and Mansle



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 195,786.25

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Yayınlandı:	16.06.2025

Açıklama:

Located in a very pretty village between Ruffec and Mansle, this beautiful house captivates from the entrance with its old, character-filled porch. The ground floor offers a spacious and bright 70 m2 living room, one bedroom, a bathroom with toilet, as well as a fitted kitchen, a pantry, and a wine cellar, all on this level.

Upstairs, you'll find two bedrooms (one which has a sloping ceiling), one with a walk-in wardrobe, a landing, an insulated attic (not suitable for conversion), and a toilet.

The exterior is equally charming, with a lovely front courtyard, a beautiful walled garden at the back, and a well. The property also includes a garage, a small outbuilding, and an additional room with a flagstone floor.

A property full of charm and potential, ideal for lovers of authenticity and tranquillity. Immediately habitable, but in the sanitation system will need to be replaced, the electricity brought up to date and the windows changed to double glazing if desired.

Ground Floor:

Kitchen: 23 m2 - Tiled floor



Living Room: 70 m2 - Tiled floor, exposed beams

Bedroom: 25 m2 - Wooden flooring

Bathroom: 8 m2 - Tiled floor, bathtub, sink, bidet

Pantry: 24 m2 - Lino over concrete

Wine Cellar: 12 m2 - Concrete floor

First Floor:

Landing: 2 m2 - Wooden floor

Bedroom: 16 m2 - Wooden floor, with a 5 m2 walk-in wardrobe

Bedroom: 9 m2 Wooden floor

Toilet: 3 m2 - Wooden floor, sink

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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	162 m2
Arazi Büyüklüğü:	1.862 m2

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details



IMLIX

IMLIX Gayrimenkul Pazarı
<https://www.imlix.com/tr/>

Kat Sayısı:

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Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX7.185.407

