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Charming 3 Bedroom Renovated Stone Property in Tranquil Countryside Setting - €253,950



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 298,396.75

Konum

Ülke:	France
Posta kodu:	16240
Yayınlandı:	02.09.2025
Açıklama:	

Nestled in an idyllic and secluded location, this beautifully renovated detached stone property exudes charm and character while offering modern comforts. Surrounded by peaceful woodland and nature, it's the perfect rural retreat just 2.9 km from a vibrant village with a bakery, post office, bar/restaurant, and an infant school.

The home retains its original charm, with exposed stonework and character features, complemented by modern additions including central heating, double glazing, shutters, and updated sanitation (2010). The roof was replaced in 2015, and a new boiler installed in 2023, ensuring efficiency and peace of mind. On the ground floor, the spacious layout offers three inviting reception rooms, a bedroom, a stylish bathroom, and a well-equipped fitted kitchen. Upstairs, the home is filled with natural light, featuring two further bedrooms—including a stunning master suite—and a generous mezzanine area ideal for a study, library, or additional lounge.

A useful attached stone barn provides further storage or potential development opportunities, while the expansive gardens blend into surrounding woodland. Part of the land has been intentionally left wild to encourage biodiversity. There's also ample space to install a swimming pool, creating the ultimate countryside escape.

This unique home offers the rare combination of peace, privacy, and proximity to local amenities—perfect as a permanent residence, holiday home, or rental investment.

Ground Floor :

Sitting Room 27m² Tiled and wood floor, wood burner Fitted Kitchen 13m² Tiled floor, door to



patioDining Room 16m2 Tiled floor, door to patioBedroom 25m2 Wood floor, exposed stone, built-in wardrobe.Shower Room 5m2 Tiled floor, walk-in shower, hand basin, heated towel railWC 1m2 Tiled floorBoiler Room, boiler installed in 2023Hall 3m2 Tiled floor leading to large Sitting Room 37m2 Original "tommettes" floor with small kitchen area.

Upstairs :

Mezzanine 28m2 Parquet floor, veux and window making it a great office or sewing room etcMaster Bedroom 31m2 Parquet floor 2 windows (one with views to the woods) with Private Bathroom 7m2 Parquet floor, double hand basins, corner bath, WC, veluxBedroom 24m2 Parquet floor, 2 windows Outside :

Attached stone barn 65m2 with space for 3 cars (fibre-cement roof), oil tank for the boilerTiled terrace, courtyard and garden in front and garden to the rear. Extra attached land left wild for nature. All on a total plot of 2273m2

Genel Bilgiler

Yatak odası: 3
Banyo: 2

Room details

Total rooms: 7

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.495.479

