



## Charming Stone Property Near Ruffec For Sale - €149,000



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 175,318.26

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	09.02.2026

### Açıklama:

Beautiful character stone country property located close to Ruffec. The house offers many original features, including exposed beams and wooden flooring upstairs, giving it plenty of charm and authenticity. The property benefits from a courtyard to the front, a garden to the rear, as well as a separate plot ideal for growing your own vegetables. A barn / garage is located opposite the house, offering a range of possibilities.

At the heart of the home is a spacious kitchen / dining room. There is also an impressive 58 m2 living room, complete with a built-in bar, perfect for social evenings with family and friends. The property is equipped with oil-fired central heating, complemented by a wood-burning stove in the living room for cosy and comfortable evenings.

The layout allows for ground-floor living, with a bedroom on the ground floor, a bathroom and a separate WC. Upstairs, there are three additional bedrooms, ideal for accommodating family and guests.

A charming property offering generous living space in a peaceful and pleasant setting.

### GROUND FLOOR:

- Kitchen (40m2): tiled floor, stone walls, exposed beams, fully equipped
- Bathroom (10m2): tiled floor, bath, washbasin, shower
- Toilet (1m2): tiled floor
- Boiler room (3m2): tiled floor, boiler, washing machine connection



- Laundry room (12m2): tiled floor
- Bedroom 1 (13m2): tiled floor, French windows
- Hallway (3m2): tiled floor
- Living room (58m2): tiled floor, fireplace insert, built-in bar

#### FIRST FLOOR:

- Landing (8m2): wooden floor
- Bedroom 2 (15m2): wooden floor
- Bedroom 3 (14m2): wooden floor
- Bedroom 4 (14m2): wooden floor with private WC: wooden floor, washbasin
- Attic area

#### EXTERIOR:

- Front courtyard
  - Barn opposite with space for 1 car
  - Terrace and garden at the rear
  - Extra non-adjoining garden vry close by
- All on a surface area of 1092m2

### Genel Bilgiler

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	192 m2
Arazi Büyüklüğü:	1092 m2
Floor Number:	1

### Room details

Total rooms:	6
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### Building details

Kat Sayısı:	1
Orientation:	S

### Lease terms

Date Available:

### Ek Bilgiler

Virtual tour URL:	<a href="https://youtu.be/8CwnIYPCmZA">https://youtu.be/8CwnIYPCmZA</a>
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### Contact information

IMLIX ID:	IX8.157.821
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