



## A Rare Find: 3-Bedroom Riverside Home in Taize-Aizie. Land of 7645m<sup>2</sup> - €93,500



### Emlakçı Bilgisi

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Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 109,721.14

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	27.04.2026

### Açıklama:

Located in the charming village of Taize-Aizie, near the bustling market town of Ruffec, this delightful 3-bedroom stone house enjoys a rare riverside setting with gardens and woodland that gently slope down to the River Charente. The property requires some interior updating, decoration, new bathroom, new kitchen. Taize-Aizie itself offers a primary school and a local bar, while the nearby towns of Ruffec and Civray provide a full range of amenities just a short drive away. Properties with such peaceful, riverside locations are increasingly rare, making this an ideal home for tranquil living or a serene countryside retreat from today's fast-paced world. Please note that there is a small land slide which requires attention, quote for repairs: 21 000 euros.

### Ground Floor :

Entrance 3m<sup>2</sup> Tiled floor Kitchen 10m<sup>2</sup> Tiled floor Laundry Room 5m<sup>2</sup> Concrete floor, recent hot water tank WC 1m<sup>2</sup> Tiled floor Sitting Room 27m<sup>2</sup> Wood floor, insert wood burner, patio door to wood terrace with views

### Upstairs :

Landing 5m<sup>2</sup> Wood floor Bedroom 9m<sup>2</sup> Wood floor Bedroom 12m<sup>2</sup> Wood floor Bedroom 14m<sup>2</sup> Wood floor Bathroom 3m<sup>2</sup> Bath with shower, hand basin

### Outside :

Wood terrace with views across the gardens and to the river Courtyard with access to a cellar, attached



garage with electric up-and-over door and storage above.Lower gardens with river frontage.  
After very heavy rainfall a very small part of the land to the rear had slipped away in 2025. This was a small section of earth and rubble that had been stored there.

## Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	89 m2
Arazi Büyüklüğü:	7645 m2
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Kat Sayısı:	1
Orientation:	SW

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/Jh130T85Lpc>

## Contact information

IMLIX ID: IX8.409.153

