



## Spacious Farmhouse with 1.9 Hectares of Land ☑ Ideal for Horses - €186,000



### 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 215,837.98 |

### Konum

|                      |                    |
|----------------------|--------------------|
| Ülke:                | France             |
| Eyalet/Bölge/ Şehir: | Nouvelle-Aquitaine |
| Şehir/İlçe:          | Ruffec             |
| Posta kodu:          | 16240              |
| Yayınlandı:          | 11.05.2026         |

### Açıklama:

Superb old farmhouse situated on 1.9 hectares of land. The main house offers three large bedrooms, one of which is on the ground floor with a dressing room/office. It is equipped with oil-fired central heating and partially benefits from double glazing. Very bright, this property boasts generous proportions and significant development potential. It also has two attics and numerous outbuildings. The roof of the house was renewed in 2025. Its large adjoining flat land would be perfect for horse owners. A smaller portion of the land could be purchased if too large. Near Ruffec with quick access to the N10 for Angouleme (25 minutes) or Poitiers (55 minutes).

### Ground Floor

Entrance 6m<sup>2</sup> Tiled floor Dining Room 30m<sup>2</sup> Parquet flooring, fireplace insert Bedroom 24m<sup>2</sup> Parquet flooring (fireplace insert vent for hot air). Includes a dressing room/office 15m<sup>2</sup> Parquet flooring. Basic kitchen 3m<sup>2</sup> Tiled floor Bathroom 3m<sup>2</sup> Tiled floor, sink, shower Living room 23m<sup>2</sup> Parquet flooring, fireplace WC 1m<sup>2</sup>

### Upstairs

Landing 4m<sup>2</sup> Bedroom 32m<sup>2</sup> Wooden floor, fireplace Bedroom 32m<sup>2</sup> Wooden floor, fireplace Room 6m<sup>2</sup> Wooden floor, ideal for creating a bathroom with WC Attic above, spanning the entire house, with 3 windows and a second attic on the first floor

### Exterior



Large front courtyard, rear garden, large flat plot and orchardGarage for one car, barn 100m2, stable 30m2, outbuildings, boiler room with "Viessmann" boilerWine cellar, storage room, shed 30m2

## Genel Bilgiler

|                   |          |
|-------------------|----------|
| Yatak odası:      | 3        |
| Banyo:            | 1        |
| Bitmiş metrekare: | 182 m2   |
| Arazi Büyüklüğü:  | 19115 m2 |
| Floor Number:     | 1        |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|              |   |
|--------------|---|
| Kat Sayısı:  | 1 |
| Orientation: | N |

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/TLHogmaQz3o>

## Contact information

IMLIX ID: IX8.446.832

