



## 3 Bedroom Stone House For Sale Near Ruffec 16700. - €99,950



### 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
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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 115,983.91

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	12.05.2026

### Açıklama:

Three-bedroom house located in a quiet hamlet, 5 kilometres from Ruffec (16700). Two bedrooms, a shower room, and a toilet are already located on the ground floor. Upstairs, there is enormous potential to create more living space, but already with an existing bedroom and dressing room which are in very good condition. The septic system needs to be brought up to standard, but the house benefits from oil-fired central heating. It sits on an attached garden of 2494m<sup>2</sup>, over half an acre.

### GROUND FLOOR:

Entrance 5m<sup>2</sup> Tiled floor Fitted kitchen 17.5m<sup>2</sup> Tiled floor Bedroom 11m<sup>2</sup> Laminate flooring Living room 16m<sup>2</sup> Parquet flooring Bedroom 16m<sup>2</sup> Parquet flooring Shower room 3m<sup>2</sup> Tiled flooring, WC, sink, shower, cupboard Wine cellar

### UPSTAIRS:

Convertible attic 50m<sup>2</sup> Wooden floor, two skylights and one window already installed Hallway 5m<sup>2</sup> Laminate flooring Bedroom 15m<sup>2</sup> Laminate flooring, skylight, beams (central heating radiator installed) Dressing room 8m<sup>2</sup> Laminate flooring Convertible attic 34m<sup>2</sup> Concrete floor, beams, oil tank

### EXTERIOR:

Small outbuilding with boiler room, a lovely covered terrace with bar and pizza oven (water and electricity connections).

Garden and shed



## Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	105 m2
Arazi Büyüklüğü:	2494 m2
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Kat Sayısı:	1
Orientation:	S

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/Kt7lxNApqqmk>

## Contact information

IMLIX ID: IX8.446.833

