



Charming Spacious House Near Ruffec With Outbuildings - €196800



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 228,370.51

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	15.05.2026

Açıklama:

Located just a few minutes from Ruffec, this lovely and characterful home offers generous living spaces and a pleasant lifestyle. On the ground floor, you'll find three beautiful reception rooms, perfect for entertaining family and friends. Upstairs, four comfortable bedrooms provide ample space for everyone. The exterior has plenty to offer as well, with several outbuildings, a garage, and a large tree-lined plot of approximately 4,255 m2 including a paddock to the rear ☑ ideal for enjoying sunny days or pursuing a gardening project.

On the practical side, the electrical installation was completely redone in 2012, and the sanitation system was brought up to standard in 2013, ensuring peace of mind and modern comfort.

GROUND FLOOR:

Entrance 15m2 Tiled floor Fitted Kitchen / Dining Room 40m2 Hardwood flooring, wood stove, oak beams Living Room 20m2 Hardwood flooring, wood stove Living Room 20m2 Hardwood flooring WC 1m2 Tiled floor

UPSTAIRS:

Landing 8m2 Hardwood flooring Master Bedroom 28m2 Hardwood flooring, beams and Shower Room 7m2 Tiled floor, shower, sink, toilet, cupboard Bedroom 17m2 Hardwood flooring Bedroom 16m2 Hardwood flooring Bedroom 10m2 Hardwood flooring Bathroom 7m2 Hardwood flooring, bathtub, sink, toilet, shower



EXTERIOR:

Attached barn 55m2, barn 95m2, stable 50m2, shed 100m2, garage, bread oven, laundry room, rain water cisternFront courtyard and gardens. Paddock to the rear.

Genel Bilgiler

Yatak odası:	4
Banyo:	2
Bitmiş metrekare:	187 m2
Arazi Büyüklüğü:	4255 m2
Floor Number:	1

Room details

Total rooms:	6
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Building details

Kat Sayısı:	1
Orientation:	SW

Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL: <https://youtu.be/7xsvrfRdsb0>

Contact information

IMLIX ID: IX8.475.320

