



Stunning Country House Between Ruffec and Vertueil-sur-Charente - €271270

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:	EUR 271,270

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	20.06.2026
Açıklama:	

Renovated by artisans, this beautiful, stylish 4-bedroomed country house with its traditional slate roof is perfectly situated in a quiet village between Ruffec and the renowned village of Verteuil-sur-Charente. For those with restricted mobility, the property benefits from a bedroom and bathroom on the ground floor, and upstairs a further three bedrooms and a shower room to complete to your own taste with water supply and evacuation already installed.

Enjoy the cosy winter evenings in the lounge with the wood pellet burner, and simply descend to the cellar to find that perfect wine to accompany your evening meal.

With the barn and outbuildings, there are plenty of projects that can be created. The hangar has space to park 2 vehicles, giving shelter from the Charentais sunshine and the cold winter days. The four a pain requires a little restoration work to enjoy traditional home-made bread and pizzas.

The is a property not to be missed, contact us today to book a viewing!

Ground floor:

Kitchen (34m2): tiled floor, partially fitted, exposed beams, pellet stove with Wi-Fi
Living room (25m2): wooden floor, stove, stone features, exposed beams
Hall (2m2): tiled floor
Bedroom 1 (14m2): laminate flooring, wardrobe
Laundry room (2m2): tiled floor
Bathroom (8m2): tiled floor, bath, washbasin, toilet, shower, exposed beams, heated towel rail

First floor:



Landing (8.5m²): wooden floor, skylight
Room intended for a shower room (3.5m²): tiled floor, heated towel rail, water supply and drainage in place
Bedroom 2 (10m²): carpeted floor
Bedroom 3 (21m²): seagrass flooring on wooden floorboards
Bedroom 4 (14m²): carpet on wooden floorboards
Attic (25m²): linoleum on wooden floorboards, 1 window, stone walls, skylight
Outside:
Cellar beneath part of the living room: clay floor
Garden
Stables + upper floor
Hangar: space for 2 cars
Chicken coop
Barn
Bread oven in need of restoration
Vegetable garden
All on a plot size of 2090m²

Genel Bilgiler

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	140 m ²
Arazi Büyüklüğü:	2090 m ²
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: <https://youtu.be/3cJlMZ57zVA>

Contact information

IMLIX ID: IX8.625.188

