



Country House near Ruffec with Development Potential - €80645



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 93,869.72

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	01.09.2026
Açıklama:	

This country house, just 6km from the town of Ruffec, is situated in a quite hamlet and offers plenty of potential for its future owner.

The property could easily be transformed into a 3-bedroom home by converting the existing attic space. It could also make an interesting rental investment, thanks to its location close to Ruffec and the main routes to Poitiers and Angouleme. Equally it would work well as a second home.

The house benefits from having an attached barn, which could be used to create a workshop, along with the smaller outbuildings providing additional storage. The house, barn and enclosed garden sit on a total plot of 700m2. A separate woodland plot of 1156m2, located 500m away, also forms part of the property. If you are looking for a peaceful setting while still being within easy reach of local amenities, this property is well worth a look. Book a viewing today.

GROUND FLOOR:

- Kitchen (33 m2): tile and hardwood floors
- Living room (11.5 m2): linoleum
- Bedroom (12 m2): hardwood floors
- Bathroom (3 m2): linoleum, bath, sink, toilet
- Pantry (6 m2): concrete
- Cellar below



Convertible attic

EXTERIOR:

Adjoining barn (35 m2): electric door, space for one car

Small outbuildings

Enclosed garden

Woodland plot (not adjoining) measuring 1,156 m2

Genel Bilgiler

Yatak odası:	1
Banyo:	1
Bitmiş metrekare:	66 m2
Arazi Büyüklüğü:	1856 m2
Floor Number:	1

Room details

Total rooms:	3
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Building details

Kat Sayısı:	1
Orientation:	W

Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL:	https://youtu.be/jRI_zFkgkCY
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Contact information

IMLIX ID:	IX8.920.919
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