



€186160 - Lovely Country Farmhouse with Gite and Land Near Ruffec



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 211,576.86

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	05.04.2025

Beschreibung:

Very pretty Country Farmhouse close to Ruffec with a little gite and extensive grounds - perfect for adopting a slower way of life with plenty of room for a vegetable garden or pool later on. There's lots of potential to turn this old property into a fabulous family home or business. It's close to the town but in the peace and quiet of a sleepy hamlet with large, airy rooms and two attics to renovate further. The vast skies, space, views and setting make this a perfect place to start up a gite or bed and breakfast business for a lovely retreat from busy life.

Ground Floor

Veranda : 14m², tiles, garden view

Kitchen : 21,3m², tiles, wood fired oven

Music Room : 2,77m², parquet



Living Room : 33,66m², parquet, fireplace

Bedroom 1 : 12,13m², parquet, fireplace

Office : 10,99m², parquet

Bedroom 2 : 22m², parquet

Corridor : 15,50 m², tiles

bathroom : 6m², parquet

WC : 2,27m², tiles

Boiler Room : 11,64m², tiles

Upstairs

Attic 1 : 71,79m², parquet

Bedroom 3 : 32m², parquet, woodburner

Storage Room : 24m², parquet

Attic 2 : 87m², parquet

Gite

Open Plan Kitchen/Living Room : 29,59m², Stone floor, woodburner

Shower room : 3,9m², tiles

Corridor : 5,29m² with plumbing for a washing machine, tiles

Mezzanine : 19,6m², seagrass

Outside

Garage : 31,33m²



Workshops : 26m2 et 28m2

Hangar : 76,77m2

Storage Room : 24m2

Cellar

Enclosed grounds of 3423m2

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	184 m ²
Grundstücksgröße:	3.423 m ²

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Außen-Ausstattung:	Pool
Anzahl Etagen:	2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://www.youtube.com/embed/fmH4qHZW2u0
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Kontaktinformation

IMLIX ID:	IX6.785.749
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IMLIX

IMLIX Immobilienmarkt

<https://www.imlix.com/de/>

