



€223400 - Charming Spacious House Near Ruffec With Outbuildings



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:	EUR 223,400

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	22.04.2025

Beschreibung:

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 — 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 cistern
Front courtyard, front and rear gardens

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

Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	187 m ²
Grundstücksgröße:	4.255 m ²

Zimmerdetails

Zimmer insgesamt:	6
Innenausstattung:	Fitted kitchen

Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen



IMLIX

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

URL der virtuellen Tour:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID:

IX6.828.615

