



## €295785 - A Very Attractive Longere With Guest Accommodation In A Small Hamlet Near Ruffec



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 336,735.69

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	22/04/2025

### Descripción:

A beautiful longere typical of the Charente region, full of character yet thoughtfully updated with modern comforts. Nestled in a small, friendly, and secure hamlet near the vibrant market town of Ruffec.

The property includes a separate and versatile guest house—currently used for visiting family, but offering excellent potential as a gite, perfect for generating additional income. Both homes are in impeccable condition throughout.

The main house features a stunning dining room with a cathedral ceiling and an abundance of natural light. To the front, a spacious sunny courtyard provides access to the guest accommodation and an independent art studio, which leads to a shaded hangar with a workshop.

At the rear, you'll find a private, enclosed garden with mature shrubs and multiple terraces offering both sun and shade, ideal for relaxing at any time of day. Beyond the garden, open fields and woodland stretch out—an absolute haven for nature lovers.

-----



---

## LONGERE:

### Ground Floor:

Fitted Kitchen 18m<sup>2</sup> Tiled Floor, Beams, Exposed Stone

Living Room 28m<sup>2</sup> Tiled Floor, Beams, Exposed Stone, Wood Stove

Dining Room 26m<sup>2</sup> Floor, Exposed Stone

Hallway 3m<sup>2</sup> Parquet

Office/Bedroom 6m<sup>2</sup>

Bathroom 3m<sup>2</sup> Tiled Floor, WC, Sink, Shower, Towel Warmer

Bedroom 15m<sup>2</sup> Parquet Floor with a Private Shower Room 6.5m<sup>2</sup> Tiled Floor, Sink, Walk-in Shower, WC and a Dressing Room 4m<sup>2</sup> Parquet Floor

Bedroom 19m<sup>2</sup> Tiled Floor, Exposed Stone with a Private Shower Room 4m<sup>2</sup> Tiled Floor, Sink, Shower, WC

-----

### Upstairs:

Games Room 40m<sup>2</sup> Carpeted, Beams (low). Possibility of creating a bedroom

Room 19m<sup>2</sup> Carpeted

Room 18m<sup>2</sup> Parquet (plumbing already in place to create a bathroom).

-----

## GITE / GUEST HOUSE:

On the ground floor, a 22m<sup>2</sup> living room with tiled floors and a kitchenette. A 4m<sup>2</sup> bathroom with tiled floors, toilet, sink, and shower.

Upstairs, a bedroom / mezzanine 11m<sup>2</sup> with parquet flooring.

Small garden

-----

## EXTERIOR:

A large courtyard in front with an 18m<sup>2</sup> art studio and a covered south-facing terrace. A cistern, a shed (space for sheltered parking for 2 cars), a workshop, an enclosed garden with a fish pond, a vegetable garden, a chicken coop, and several terraces.

-----

Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)



---

## Común

Dormitorios:	4
Baños:	4
Pies cuadrados terminados:	228 m2
Tamaño del lote:	1.396 m2

## Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

## Building details

Número de plantas:	2
--------------------	---

## Lease terms

Date Available:

## Información adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
-------------------	---

## Contact information

IMLIX ID:	IX6.828.618
-----------	-------------

