



## €223400 - Charming Spacious House Near Ruffec With Outbuildings



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 253,894.49

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	22/04/2025

### Description:

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.

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### GROUND FLOOR:

Entrance 15m2 Tiled floor

Fitted Kitchen / Dining Room 40m2 Hardwood flooring, wood stove, oak beams

Living Room 20m2 Hardwood flooring, wood stove



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Living Room 20m2 Hardwood flooring  
WC 1m2 Tiled floor

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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

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EXTERIOR:

Attached barn 55m2, barn 95m2, stable 50m2, shed 100m2, garage, bread oven, laundry room, rain water cistern  
Front courtyard, front and rear gardens

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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)

**Commun**

Chambres:	4
Salle de bains:	2
Pied carré fini:	187 m <sup>2</sup>
Dimesions du lot:	4.255 m <sup>2</sup>

**Room details**

Total rooms:	6
Indoor Features:	Fitted kitchen

**Building details**

Nombre de pieds carrés:	2
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**Lease terms**

Date Available:

**Information additionnelle**



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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Virtual tour URL:

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

## **Contact information**

IMLIX ID:

IX6.828.615

