



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



### Agent Info

|                   |   |
|-------------------|---|
| Naam:             | Christophe GUAY   |
| Bedrijfsnaam:     | Agence TIC Ruffec   |
| Mistlampen:       | France  |
| Experience since: | 1985  |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefoon:         | +33 (545) 710-046   |
| Languages:        | French  |
| Website:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 254,329.17 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Ruffec             |
| Geplaatst:                  | 22-04-2025         |
| Omschrijving:               |                    |

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 m<sup>2</sup> — 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 15m<sup>2</sup> Tiled floor  
Fitted Kitchen / Dining Room 40m<sup>2</sup> Hardwood flooring, wood stove, oak beams  
Living Room 20m<sup>2</sup> Hardwood flooring, wood stove  
Living Room 20m<sup>2</sup> Hardwood flooring



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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)

## Algemeen

|                             |                      |
|-----------------------------|----------------------|
| Slaapkamers:                | 4                    |
| Badkamers:                  | 2                    |
| Afgewerkte vierkante meter: | 187 m <sup>2</sup>   |
| Lot Afmeting:               | 4.255 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 6              |
| Indoor Features: | Fitted kitchen |

## Building details

|                      |   |
|----------------------|---|
| Aantal verdiepingen: | 2 |
|----------------------|---|

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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## Contact information

IMLIX ID:

IX6.828.615

