



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



Agent Info

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|-------------------|---|
| 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: | https://tic-ruffec.com |

Advertentie details

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|----------------|----------------|
| Vastgoed voor: | Koop |
| Prijs: | USD 336,735.69 |

Locatie

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

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 18m² Tiled Floor, Beams, Exposed Stone

Living Room 28m² Tiled Floor, Beams, Exposed Stone, Wood Stove

Dining Room 26m² Floor, Exposed Stone

Hallway 3m² Parquet

Office/Bedroom 6m²

Bathroom 3m² Tiled Floor, WC, Sink, Shower, Towel Warmer

Bedroom 15m² Parquet Floor with a Private Shower Room 6.5m² Tiled Floor, Sink, Walk-in Shower, WC and a Dressing Room 4m² Parquet Floor

Bedroom 19m² Tiled Floor, Exposed Stone with a Private Shower Room 4m² Tiled Floor, Sink, Shower, WC

Upstairs:

Games Room 40m² Carpeted, Beams (low). Possibility of creating a bedroom

Room 19m² Carpeted

Room 18m² Parquet (plumbing already in place to create a bathroom).

GITE / GUEST HOUSE:

On the ground floor, a 22m² living room with tiled floors and a kitchenette. A 4m² bathroom with tiled floors, toilet, sink, and shower.

Upstairs, a bedroom / mezzanine 11m² with parquet flooring.

Small garden

EXTERIOR:

A large courtyard in front with an 18m² 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

Algemeen



| | |
|-----------------------------|----------------------|
| Slaapkamers: | 4 |
| Badkamers: | 4 |
| Afgewerkte vierkante meter: | 228 m ² |
| Lot Afmeting: | 1.396 m ² |

Room details

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|------------------|----------------|
| Total rooms: | 9 |
| Indoor Features: | Fitted kitchen |

Building details

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

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: IX6.828.618

