



€249950 - Beautiful 17th Century House For Sale with Park and Outbuildings



Agent Info

Name:	Christophe GUAY
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Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	EUR 249,950

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Jan 15, 2025

Description:

Magnificent property with a 5-bedroom house dating from the 17th century and attics that could be converted. This somewhat 'timeless' property is not overlooked and is located in a small hamlet, at the end of a cul-de-sac, close to Ruffec. For nature lovers, this is an ideal location: superb walks galore, the Charente flowing nearby, rolling views, etc. A real little paradise! The electricity was renewed around 6 years ago and the window frames (redone more or less at the same time) are double-glazed, but the windows installed respect the style of the house (very rare!). Redecoration is required, but the house is ready to move into straight away.

A nugget to be discovered very quickly!

Ground floor

- Entrance hall (8m²): flagstone floor, exposed stonework
- Bedroom 1 (24m²): wooden floor, wood-burning stove



- Bedroom 2 (25m²): wooden floor, accessed through bedroom 1
- Lounge (25m²): wooden floor, fireplace
- Dining room (24m²): tiled floor, fireplace
- Basic kitchen (18m²): tiled floor, wood-burning stove
- Veranda (2m²)
- Bathroom (10m²): tiled floor, bath, WC with mains drainage, double washbasin, new hot water tank
- Pantry (9m²): wooden floor

1st floor

- Landing (5m²): wooden floor
- Bedroom 3 (26m²): wooden floor, wood-burning stove
- Bedroom 4 (15m²): wooden floor
- Corridor (4m²): wooden floor
- Bedroom 5 (14m²): wooden floor covered with lino
- Large room of 60m² ideal for an art studio or conversion to a Master Suite. Recent shower room of 6m² (lino, WC, washbasin, shower and heated towel rail) and another small 'old maid's room'.
- Convertible attic above part of the property

Outside

- Garden with parkland and adjoining land with building permission already granted
- 50m² cellar under the house with outside access
- Pond
- Storerooms



-Stone barn divided into 2 stables with first floor

-2 entrances for cars

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

Common

Bedrooms:	5
Bathrooms:	2
Finished sq. ft.:	180 sq m
Lot Size:	12.939 sq m

Room details

Total rooms:	8
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Building details

Number of Floors:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.586.555
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