



€186160 - Lovely Country Farmhouse with Gite and Land Near Ruffec



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 211,576.86

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Apr 05, 2025

Description:

Very pretty Country Farmhouse close to Ruffec with a little gite and extensive grounds - perfect for adopting a slower way of life with plenty of room for a vegetable garden or pool later on. There's lots of potential to turn this old property into a fabulous family home or business. It's close to the town but in the peace and quiet of a sleepy hamlet with large, airy rooms and two attics to renovate further. The vast skies, space, views and setting make this a perfect place to start up a gite or bed and breakfast business for a lovely retreat from busy life.

Ground Floor

Veranda : 14m², tiles, garden view

Kitchen : 21,3m², tiles, wood fired oven

Music Room : 2,77m², parquet

Living Room : 33,66m², parquet, fireplace



Bedroom 1 : 12,13m2, parquet, fireplace

Office : 10,99m2, parquet

Bedroom 2 : 22m2, parquet

Corridor : 15,50 m2, tiles

bathroom : 6m2, parquet

WC : 2,27m2, tiles

Boiler Room : 11,64m2, tiles

Upstairs

Attic 1 : 71,79m2, parquet

Bedroom 3 : 32m2, parquet, woodburner

Storage Room : 24m2, parquet

Attic 2 : 87m2, parquet

Gite

Open Plan Kitchen/Living Room : 29,59m2, Stone floor, woodburner

Shower room : 3,9m2, tiles

Corridor : 5,29m2 with plumbing for a washing machine, tiles

Mezzanine : 19,6m2, seagrass

Outside

Garage : 31,33m2



Workshops : 26m2 et 28m2

Hangar : 76,77m2

Storage Room : 24m2

Cellar

Enclosed grounds of 3423m2

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

Common

Bedrooms:	4
Bathrooms:	1
Finished sq. ft.:	184 sq m
Lot Size:	3.423 sq m

Room details

Total rooms:	6
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Building details

Outdoor Amenities:	Pool
Number of Floors:	2

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.785.749
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IMLIX

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<https://www.imlix.com/>

