



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



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	USD 254,329.17

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Apr 22, 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  
Living Room 20m2 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)

### Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	187 sq m
Lot Size:	4.255 sq m

### Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

### Building details

Number of Floors:	2
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### Lease terms

Date Available:

### Additional information

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



IMLIX

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### Contact information

IMLIX ID:

IX6.828.615

