



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



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 211,576.86

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
Adicionado:	05/04/2025

#### Informação adicional:

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

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Upstairs

Attic 1 : 71,79m2, parquet

Bedroom 3 : 32m2, parquet, woodburner

Storage Room : 24m2, parquet

Attic 2 : 87m2, parquet

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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

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Outside

Garage : 31,33m2



Workshops : 26m2 et 28m2

Hangar : 76,77m2

Storage Room : 24m2

Cellar

Enclosed grounds of 3423m2

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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)

## Comum

Quartos de dormir:	4
Banheiro:	1
Pés quadrados acabados:	184 m <sup>2</sup>
Tamanho do lote:	3.423 m <sup>2</sup>

## Room details

Total rooms:	6
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## Building details

Outdoor Amenities:	Pool
Número de pisos:	2

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX6.785.749
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# IMLIX

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

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