



€223400 - Charming Spacious House Near Ruffec With Outbuildings



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:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 254,329.17

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
Adicionado:	22/04/2025

Informação adicional:

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.

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
WC 1m2 Tiled floor

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

EXTERIOR:

Attached barn 55m2, barn 95m2, stable 50m2, shed 100m2, garage, bread oven, laundry room, rain water cistern
Front courtyard, front and rear gardens

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

Comum

Quartos de dormir:	4
Banheiro:	2
Pés quadrados acabados:	187 m ²
Tamanho do lote:	4.255 m ²

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Building details

Número de pisos:	2
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Lease terms

Date Available:

Informação adicional



IMLIX

Mercado Imobiliário IMLIX

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

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX6.828.615

