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## Bargain Renovation Project with Outbuildings,

16700, Ruffec, Charente, Nouvelle Aquitaine

# €55,000

Ref: R5741

\* Available \* 3 Beds

This character-rich property is an exciting renovation project for DIYers. In addition to the grand stone house, the large complex comprises a small house, barn and hangar. All sat in a plot of 1200m<sup>2</sup> in an idyllic village.

- Renovation project
- Stone house
- Gites
- Hangar
- Beams
- Barn
- Fireplace

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## Property Description

This bargain renovation project boasts a grand house with three rustic outbuildings in a gorgeous rural setting. In addition to the main house, the property also boasts a small two-storey stone house, a stone barn and a spacious hangar, which could all be renovated into additional living space or gites.

Surrounded by luscious green gardens, the complex is set in a plot of 1200m<sup>2</sup> in a quiet village close to the historic towns of Ruffec and Verteuil-Sur-Charente. Nestled in the heart of the Charente department in the Nouvelle-Aquitaine, this property would make a wonderful family home. With its three convertible outbuildings and prime location in a popular tourist destination, you could also envision transforming this into a profitable B&B or gite rental business.

In the main house, the ground floor features a charming and spacious entrance hall, a living room with original beams and a period fireplace, as well as a second large reception room (which could be converted into a country kitchen). Upstairs you will find a bedroom with wooden flooring and beams; a shower room; a second bedroom featuring a period fireplace, and a spacious attic (with original beams and promising conversion potential). In the grounds of the property, you will find a small two-storey house (30m<sup>2</sup>); a stone barn (75m<sup>2</sup>); a hangar (110m<sup>2</sup>) and a garden.

