



€127650 - Character Town House with 3 Bedrooms, Garden and Garage in Ruffec



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 146,839.69

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	16.06.2025

Beschreibung:

Beautiful, Character Ruffec Town House with 3 Bedrooms, Garden and Garage. This little town house is a real gem, just a few minutes walk from the shops, market and train station. Rare for the centre of town, this property is detached and full of charm with a little, flower filled garden which is South facing and large, sunny rooms.

With mains drains, town gas central heating and double glazing in part, there's a little refreshment needed here and an update to the electrics but she's perfect beautiful just as she is!

Ground Floor

Entrance Hall : 6,75m², parquet

Office / Bedroom : 13m², parquet, fireplace

Hall with cupboard : 1m², tiles



WC : 1m2, tiles

Kitchen : 12,29m2, tiles with door to terrace and garden

Living Room : 26,11m2, parquet, access to the cave and door to garden

Cave : with boiler and storage for wine!

1st Floor

Landing : 4,22m2, parquet

WC : 1,2m2, tiles

Parental Suite : 16,74m2, parquet and access to the bathroom

Bathroom : 5,6m2, tiles

Bedroom 2 : 9,7m2, parquet

Bedroom 3 : 8,34m2, parquet

Outside

Pretty little enclosed garden with flowers and shrubs, a garage of 30m2 and summer terrace area.

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

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	100 m ²
Grundstücksgröße:	313 m ²

Zimmerdetails

Zimmer insgesamt:	5
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Versorgungsdetails

Heizung: Ja

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX7.185.404

