



€145160 - 3 Bedroom Ruffec Town Centre Property In a Quiet Location With Garages

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 169,600.85

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	08.07.2025

Beschreibung:

Just a short walk from local shops, this lovely 3-bedroom bungalow with a basement has everything to please: a spacious, light-filled living room, a balcony perfect for enjoying breakfast in the sun, and a pleasant garden with a charming vine-covered pathway, plus a great spot to play petanque with friends. There are electric shutters throughout, central heating, mains drainage — and as a bonus, two garages, a real asset for storage or parking. All this in a quiet street with little traffic, offering a peaceful and practical living environment.

Ground floor :

- Entrance / Hallway (12m2): tiled floor
- Living room (30m2): parquet flooring, French doors to balcony
- Kitchen (10.5m2): tiled floor



-Bathroom (5m2): tiled floor, Italian shower, washbasin

-WC (2m2): tiled floor, washbasin

-Bedroom (10.5m2): parquet floor, closet

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Basement :

Garage with remote-controlled electric door (30m2): tiled floor

-Bedroom (16m2): lino, heated

-Room / Storage room (5m2): tiled floor

-Laundry / Boiler room (8m2): boiler, 2 sinks, water filter, cumulus heater

-Corridor (5m2): tiled floor

Exterior:

-Balcony, front garden and fully enclosed rear garden.

-PVC gates in very good condition

-Second garage/workshop (31m2) with mezzanine

-Garden tool shed

All on a surface area of 80m2.

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

Zustand: Sehr gut

Allgemein

Schlafzimmer: 3

Badezimmer: 1



Fertige m ² :	97 m ²
Grundstücksgröße:	1.079 m ²

Zimmerdetails

Zimmer insgesamt:	4
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Versorgungsdetails

Heizung:	Ja
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

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

IMLIX ID:	IX7.236.569
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