



Town House with Garden, Garage and Outbuildings - €125530



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 145,046.55

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	22.04.2025

Beschreibung:

Situated in the centre of town, a stone's throw from shops, schools and all amenities, this charming three-storey house offers a unique living environment with views of the chateau. The property comprises three spacious bedrooms all on one floor. A garage with space for 2 cars, a basement, a convertible attic and outbuildings complete the property, offering additional space to suit your needs.

You will also enjoy a private garden, with a superb 76-year-old lime tree, a truly charming and historic feature. The house has gas central heating and is connected to mains drainage. Renovation work is required to bring the property up to date and realise its full potential.

Ground floor

- Corridor / Entrance (17.3m²): carpeted
- Living room (24.1m²): wooden floor, fireplace
- Dining room (32.15m²): wooden floor, fireplace
- WC (1.7m²): wooden floor, washbasin
- Corridor (1.7m²): tiled floor
- Kitchen (17.92m²): tiled floor, simple
- Room 2 / Utility room (10.3m²): tiled, access by stairs to basement

First Floor



- Landing (7.98m²): parquet flooring
- Bedroom 1 (13.4m²): parquet floor
- Bedroom 2 (14.14m²): parquet floor
- Bedroom 3 (22.87m²): parquet flooring
- Bathroom (10.15m²): lino, WC, bidet, bath, washbasin
- Convertible attic (approx. 60m²): 4 windows and 2 Velux windows
- Basement
 - Cellar
 - Boiler room
 - WC and urinal
 - Room: parquet floor, access to Room 2
 - Room to renovate
 - 2nd cellar further down, garage area with space for 2 cars
- Outside
 - Garden
 - All on a surface area of 582m²

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	173 m ²
Grundstücksgröße:	582 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	7
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	N

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/>

Kontaktinformation

IMLIX ID: IX7.344.837



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

