



3 Bedroom Ruffec Town Centre Property In a Quiet Location With Garages - €141560



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 165,419.76

Standort

Land:	Frankreich
Postleitzahl:	16700
Veröffentlicht:	25.07.2025

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



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- 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.

Allgemein

Schlafzimmer:	3
Badezimmer:	1

Zimmerdetails

Zimmer insgesamt:	4
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.371.308

