



## Charming 3-Bedroom Bungalow with Basement and Mature Gardens ☑ Ruffec - €122995



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 144,186.77

#### Standort

Land:	Frankreich
Postleitzahl:	16700
Veröffentlicht:	09.09.2025

#### Beschreibung:

Tucked away at the end of a quiet no-through-road in the market town of Ruffec, this light-filled bungalow offers the rare combination of town living with the peace and privacy of the countryside. Built in 1971 and lovingly maintained ever since, the property sits in mature, fenced gardens that open onto wide fields, giving the sense of space and seclusion without sacrificing convenience.

Inside, the house is welcoming and practical in equal measure. The spacious living area flows out onto a large paved terrace, the perfect spot for summer lunches with friends or a quiet evening gin and tonic while watching the sun set over the fields. Three comfortable bedrooms provide ample space for family or guests, while the basement offers a wealth of possibilities ☑ with room for two cars, a wine cellar, generous storage, and even the potential for a fourth bedroom with minimal work.

Though some updating would bring the property fully up to modern standards, the essentials have been well cared for, with shutters replaced just five years ago and the electrical circuit board renewed around twenty years ago. The overall impression is of a home that has been cherished, waiting now for its next chapter.

This is a home that invites you to slow down and enjoy its calm surroundings, while still being only moments from all the amenities of Ruffec. A hidden gem where town and country meet.

#### GROUND FLOOR:

Living Room 37.09m<sup>2</sup> Parquet, insert wood burner, 2 patio doors to the terrace  
Fitted Kitchen 11.17m<sup>2</sup> Tiled floor, patio door to terrace  
Laundry Room 2.55m<sup>2</sup> Tiled floor  
Shower Room 4.4m<sup>2</sup> Tiled floor, 2



hand basins, showerWC 1.6m<sup>2</sup> Tiled floor, hand basinBedroom 10.66m<sup>2</sup> Lino, built-in wardrobeBedroom 10.56m<sup>2</sup> Lino, built-in wardrobeBedroom 11.10m<sup>2</sup> Lino, built-in wardrobeEntrance / Corridor Tiled floor, storage space

## BASEMENT:

Space for 2 cars, pantry, wine cellar, recent hot water tank, water softener, possible 4th bedroom with minimal work.

## OUTSIDE:

Fenced garden to the front and rear. All on a total plot size of 866m<sup>2</sup>

## Allgemein

Schlafzimmer: 3  
Badezimmer: 1

## Zimmerdetails

Zimmer insgesamt: 4

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.521.619

