



3-Bedroom House with Basement and Garden [?] Central Ruffec - €117200



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 135,493.09

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	02.03.2026

Beschreibung:

Perfectly situated in a quiet cul-de-sac in the heart of the vibrant town of Ruffec, this charming 3-bedroom bungalow with a basement is ready to move into. The roof has been recently replaced, and it features gas central heating with a secondary wood-burning boiler. It is connected to mains drainage. Outside, the enclosed, landscaped garden of 665m² offers a peaceful setting, and the balcony is ideal for enjoying your morning coffee or an evening aperitif.

Entrance 12.15m² Tiled floor, built-in cupboards
Kitchen 12.19m² Tiled floor, built-in cupboard
Living room 28.27m² Tiled floor, two French doors opening onto the balcony
Bedroom 10.72m² Linoleum flooring, built-in wardrobe
Bedroom 9.68m² Linoleum flooring
Bedroom 10.5m² Carpeted floor
Bathroom 5.19m² Tiled floor, washbasin, bidet, bathtub with shower
WC 1.08m² Tiled floor

Basement:

90m² Concrete floor, laundry area with two sinks
Mains gas boiler and old wood-burning boiler
Parking space for two cars

Exterior:

Enclosed garden with trees, 665m²
Breezeblock garden storeroom

Allgemein



Schlafzimmer: 3
Badezimmer: 1
Fertige m²: 90 m²
Grundstücksgröße: 665 m²
Stockwerk Nummer: 1

Zimmerdetails

Zimmer insgesamt: 4

Gebäudedetails

Anzahl Etagen: 1
Ausrichtung: W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/Y1JDDuaBXsE>

Kontaktinformation

IMLIX ID: IX8.223.478

