



€170200 - Charming 4-Bed Home with Garden in Quiet Central Ruffec



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 194,229.74

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	13/05/2025

Περιγραφή:

Located in the heart of the town of Ruffec, this pavilion-style house, built in 1965 with a converted basement, offers modern comforts and the convenience of town living—all on a particularly quiet road. Spread over two levels, the house features 4 bedrooms, double-glazed windows with electric shutters, and is connected to the mains drainage system. Central heating is provided by a town gas condensing boiler installed in 2012. On ground level, there is the potential to create a self-contained apartment, with existing connections already in place for a bathroom.

Upstairs:

Entrance / Hallway (12 m2): Tiled floor, built-in closet, warm air vent

Living Room (27 m2): Varnished parquet (2017), two French doors opening onto a wraparound balcony (3 sides of the house)

Bedroom 1 (16 m2): Varnished parquet (2017), built-in wardrobe, warm air vent



Bedroom 2 (13.5 m2): Varnished parquet (2017), warm air vent

Fitted Kitchen (14 m2): Tiled floor, French door to balcony and stairs to the garden, warm air vent

Shower Room (7 m2): Tiled floor, shower, double sink

Separate WC (1.8 m2): Tiled floor

Ground Level:

Hallway (8 m2) serving:

Bedroom 3 (11 m2): Laminate flooring, French door

Bedroom 4 (11.5 m2): Linoleum floor, French door

Utility Room (10 m2): Laminate flooring, gas boiler (2012), 200L hot water tank

Room / Office (16 m2): Concrete floor, French door (possible 5th bedroom)

Garage (27 m2): Linoleum over concrete floor, sink, space for one vehicle, plumbing ready for a future bathroom

Exterior:

Fully enclosed and well-maintained garden with vegetable plot

Two vehicular access gates

Wooden garden shed for storage

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

Κατασκευάστηκε: 1965

Κοινά

Κρεβατοκάμαρες: 4

Μπάνια: 1



Τελειωμένα τετραγωνικά πόδια:	131 τ.μ
Μέγεθος αυλής:	646 τ.μ

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ναί
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Building details

Αριθμός ορόφων:	2
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.912.431
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