



€127650 - Character Town House with 3 Bedrooms, Garden and Garage in 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 146,839.69

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	16/06/2025

Περιγραφή:

Beautiful, Character Ruffec Town House with 3 Bedrooms, Garden and Garage. This little town house is a real gem, just a few minutes walk from the shops, market and train station. Rare for the centre of town, this property is detached and full of charm with a little, flower filled garden which is South facing and large, sunny rooms.

With mains drains, town gas central heating and double glazing in part, there's a little refreshment needed here and an update to the electrics but she's perfect beautiful just as she is!

Ground Floor

Entrance Hall : 6,75m², parquet

Office / Bedroom : 13m², parquet, fireplace

Hall with cupboard : 1m², tiles



WC : 1m2, tiles

Kitchen : 12,29m2, tiles with door to terrace and garden

Living Room : 26,11m2, parquet, access to the cave and door to garden

Cave : with boiler and storage for wine!

1st Floor

Landing : 4,22m2, parquet

WC : 1,2m2, tiles

Parental Suite : 16,74m2, parquet and access to the bathroom

Bathroom : 5,6m2, tiles

Bedroom 2 : 9,7m2, parquet

Bedroom 3 : 8,34m2, parquet

Outside

Pretty little enclosed garden with flowers and shrubs, a garage of 30m2 and summer terrace area.

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

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	100 τ.μ
Μέγεθος αυλής:	313 τ.μ

Room details

Total rooms:	5
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Utility details

Heating: Ναί

Building details

Αριθμός ορόφων: 2

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX7.185.404

