



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



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 144,186.77

Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	16700
Δημοσιεύθηκε:	09/09/2025
Περιγραφή:	

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 37.09m² Parquet, insert wood burner, 2 patio doors to the terrace
Fitted Kitchen 11.17m² Tiled floor, patio door to terrace
Laundry Room 2.55m² Tiled floor
Shower Room 4.4m² Tiled floor, 2



hand basins, showerWC 1.6m² Tiled floor, hand basinBedroom 10.66m² Lino, built-in wardrobeBedroom 10.56m² Lino, built-in wardrobeBedroom 11.10m² 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 866m²

Κοινά

Κρεβατοκάμαρες: 3
Μπάνια: 1

Room details

Total rooms: 4

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.521.619

