



## Ruffec House For Sale With 3 Bedrooms, Garden and Garage. - €96,750



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

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 113,419.82

### Τοποθεσία

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

#### Περιγραφή:

Ideally located close to all shops and amenities in the town of Ruffec, this 1970s house offers a bright and pleasant living environment. It features 3 bedrooms, a welcoming living room, a functional kitchen, and a garage. The property also benefits from a flat, enclosed, and easy-to-maintain garden – perfect for enjoying sunny days in peace. Whether you're looking for a primary residence or a rental investment, this house has great potential. It was previously rented for €600 per month, offering a solid return opportunity.

#### Ground Floor:

Entrance 3m<sup>2</sup> Tiled floor WC 1m<sup>2</sup> Tiled floor Living Room 14m<sup>2</sup> Tiled floor, patio doors onto the front courtyard Fitted Kitchen/Dining Room 20m<sup>2</sup> Tiled floor/parquet, garage access Adjoining Garage 15m<sup>2</sup> Concrete floor, insulated roof, hot water tank, laundry area

#### Upstairs:

Landing 4m<sup>2</sup> Parquet floor, cupboard space Bedroom 9m<sup>2</sup> Parquet floor Bedroom 9.5m<sup>2</sup> Parquet floor, built-in wardrobe, French window onto a small balcony Bedroom 9.2m<sup>2</sup> Parquet floor, built-in wardrobe Bathroom 3m<sup>2</sup> Tiled, walk-in shower, sink, extractor fan Insulated loft

#### Exterior:

Front, gated courtyard and a flat, enclosed garden at the rear. All 420m<sup>2</sup>.

### Κοινά



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Κρεβατοκάμαρες:	3
Μπάνια:	1

## Room details

Total rooms:	5
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.521.621
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