



## Stylish Town House in the Heart of Old Ruffec - €179900



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

## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 211,371.32

## Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Ταχυδρομικός κωδικός:	16700
Δημοσιεύθηκε:	18/12/2025
Περιγραφή:	

NEW! Stylish and Modern Town House in the heart of the historic district of Ruffec. Just a short walk from the church, this little gem is in perfect condition. With its two sunny courtyards and double garage, it is the ideal place to relax on holiday, with the market, restaurants, and bars only five minutes away on foot.

This house offers many advantages: a quiet setting (located in a peaceful cul-de-sac), double glazing, electric shutters, mains gas heating, mains drainage, pleasant outdoor spaces to soak up the evening sun, and bright, airy bedrooms. A great opportunity for buyers looking for a property in town.

## Ground Floor

Entrance hall (2 m2): tiled floor

WC (1.5 m2): tiled floor

Utility room / Pantry (3 m2): tiled floor

Fully fitted kitchen (8 m2) SCHMIDT brand kitchen; Door to rear terrace and outdoor dining area.

Living room (35 m2): tiled floor and sliding doors to terrace and outdoor dining area.

## First Floor

Landing (4 m2): tiled floor

Bedroom 1 (8 m2): floating parquet flooring, balcony



Bedroom 2 (14 m2): floating parquet flooring, balcony, built-in wardrobe

Bedroom 3 (10 m2): floating parquet flooring, built-in wardrobe

WC (1.5 m2): tiled floor

Bathroom (6.5 m2): tiled floor, shower, double basins, bathtub with shower

Exterior Courtyards at the front and rear

Double garage attached to the house with communicating door.

Κατασκευάστηκε: 2007

## Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 1

Τελειωμένα τετραγωνικά 97 τ.μ

πόδια:

Μέγεθος αυλής: 33 τ.μ

Floor Number: 1

## Room details

Total rooms: 4

## Building details

Αριθμός ορόφων: 1

Orientation: S

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/UfwxeFZx9Aw>

## Contact information

IMLIX ID: IX8.019.451

