

# Comfortable 3-Bedroomed Bungalow With Large Garden- 7km from Ruffec - €145150



## 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 170,542.23

## Τοποθεσία

Χώρα: France  
Νομός/Περιοχή/Επαρχία: Nouvelle-Aquitaine  
Πόλη: Ruffec  
Ταχυδρομικός κωδικός: 16240  
Δημοσιεύθηκε: 07/01/2026  
Περιγραφή:

Attractive detached bungalow with 3 bedrooms, offering great potential.

The property is largely double glazed and benefits from a new oil-fired central heating system installed in 2024. Located in a quiet village between Ruffec and Villefagnan, it enjoys a peaceful setting while remaining close to local amenities.

Outside, there is a large, fully enclosed garden, ideal and secure for children and pets. Two garages complete the property, providing sheltered parking and additional storage space.

An ideal opportunity for a main residence or holiday home, and well worth viewing!

Ground floor:

- Living room (27m2): tiled floor, French windows
- Kitchen (10.5m2): tiled floor, fitted
- Boiler room (2m2): tiled floor
- Toilet (1m2): tiled floor
- Pantry (4m2): tiled floor, water softener
- Hallway (5m2): tiled floor
- Bathroom (4m2): tiled floor, shower, sink
- Bedroom 1 (8.5m2): tiled floor

- Bedroom 2 (11m2): tiled floor
- Bedroom 3 (13m2): tiled floor

Outside:

- Terrace
- Enclosed garden
- Garage: 2 cars, breeze blocks, electricity and water
- Garage: 1 small car
- Small outbuilding

All on a 2934m2 plot

Κατασκευάστηκε: 1981

### **Κοινά**

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά	89 τ.μ
πόδια:	
Μέγεθος αυλής:	2934 τ.μ
Floor Number:	1

### **Room details**

Total rooms: 4

### **Building details**

Αριθμός ορόφων: 1  
Orientation: SW

### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Virtual tour URL: <https://youtu.be/ggX38CaMPzY>

### **Contact information**

IMLIX ID: IX8.035.504

