



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 πόδια: 89 τ.μ
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

