



Charming Townhouse with 3 Bedrooms and Enclosed Garden in Ruffec - €143225



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 165,492.65

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Ταχυδρομικός κωδικός:	16700
Δημοσιεύθηκε:	18/02/2026

Περιγραφή:

Ideally located just a 5-minute walk from the town centre, this detached home offers the perfect balance between convenience and privacy.

From the moment you step inside, you'll feel its warm and welcoming atmosphere. The property features three generously sized bedrooms, one of which opens onto a private balcony through French doors ☺ perfect for enjoying a morning coffee in the sun or unwinding in the evening.

Outside, the fully enclosed garden provides a peaceful retreat, ideal for children, pets, or summer gatherings with family and friends.

For year-round comfort, the home is connected to mains gas and also benefits from a wood-burning insert fireplace, creating wonderfully cosy winter evenings by the fire. It is fully connected to the mains drains for added convenience.

The kitchen and bathroom were completely renovated in 2024, offering a fresh, modern feel and allowing you to move straight in without any work required.

A charming and comfortable home, ready to begin its next chapter with you!

GROUND FLOOR:

- Entrance hall (2.10m²): parquet flooring
- WC (1.12m²): parquet flooring



- Living room (19.47m²): parquet flooring, French windows, fireplace insert
- Kitchen (9.65m²): laminate flooring, fitted
- Dining room (13.82m²): laminate flooring, bay window, electric radiator
- Laundry/boiler room (3m²): linoleum flooring, access to Cellar (approx. 20m²)

FIRST FLOOR:

- Landing (6.58m²): parquet flooring
- Bedroom 1 (15.5m²): parquet flooring, French windows opening onto a balcony
- Bedroom 2 (13.28m²): parquet flooring
- Bedroom 3 (11.15m²): parquet flooring, cupboard
- Bathroom (7.15m²): linoleum flooring, clawfoot bathtub, washbasin, shower; WC, cupboard

OUTSIDE:

- Enclosed front garden
- Enclosed rear garden

All on a 515m² plot

Κατασκευάστηκε: 1964

Κοινά

Κρεβατοκάμαρες: 3
Μπάνια: 1
Τελειωμένα τετραγωνικά πόδια: 100 τ.μ
Μέγεθος αυλής: 515 τ.μ
Floor Number: 1

Room details

Total rooms: 5

Building details

Αριθμός ορόφων: 1
Orientation: SW

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/G4siEcHZW-M>

Contact information

IMLIX ID: IX8.195.040



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