



Town House with Garden, Garage and Outbuildings - €125530



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 147,489.95

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	22/04/2025

Descripción:

Situated in the centre of town, a stone's throw from shops, schools and all amenities, this charming three-storey house offers a unique living environment with views of the chateau. The property comprises three spacious bedrooms all on one floor. A garage with space for 2 cars, a basement, a convertible attic and outbuildings complete the property, offering additional space to suit your needs.

You will also enjoy a private garden, with a superb 76-year-old lime tree, a truly charming and historic feature. The house has gas central heating and is connected to mains drainage. Renovation work is required to bring the property up to date and realise its full potential.

Ground floor

- Corridor / Entrance (17.3m2): carpeted
- Living room (24.1m2): wooden floor, fireplace
- Dining room (32.15m2): wooden floor, fireplace
- WC (1.7m2): wooden floor, washbasin
- Corridor (1.7m2): tiled floor
- Kitchen (17.92m2): tiled floor, simple
- Room 2 / Utility room (10.3m2): tiled, access by stairs to basement

First Floor



- Landing (7.98m2): parquet flooring
- Bedroom 1 (13.4m2): parquet floor
- Bedroom 2 (14.14m2): parquet floor
- Bedroom 3 (22.87m2): parquet flooring
- Bathroom (10.15m2): lino, WC, bidet, bath, washbasin

Convertible attic (approx. 60m2): 4 windows and 2 Velux windows

Basement

- Cellar
- Boiler room
- WC and urinal
- Room: parquet floor, access to Room 2
- Room to renovate
- 2nd cellar further down, garage area with space for 2 cars

Outside

- Garden

-All on a surface area of 582m2

Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	173 m2
Tamaño del lote:	582 m2
Floor Number:	1

Room details

Total rooms:	7
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Building details

Número de plantas:	1
Orientation:	N

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/
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Contact information

IMLIX ID:	IX7.344.837
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