



## Town House in a Quiet Street - €169600



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

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 196,807.11

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	24/03/2025

### Descripción:

3-bedroom house 5 minutes' walk from Ruffec town centre. The house is located in a residential street with little traffic, with greenery and the river 'le Lien' flowing by. The house has a double garage and a beautiful terraced garden with lovely views over the Ruffec countryside. The house is ideal for a family wanting to be close to amenities and schools.

### Basement

- Room (8m<sup>2</sup>): parquet flooring
- Room (9m<sup>2</sup>): parquet flooring
- Room (17m<sup>2</sup>): concrete
- Garage (18m<sup>2</sup>): concrete, for one car, electric door
- Garage (24m<sup>2</sup>): concrete, for one car, electric door

### Living area

- Living room (24m<sup>2</sup>): parquet flooring
- Fitted kitchen (19m<sup>2</sup>): parquet flooring, laundry area, access to terrace and garden
- Landing (6m<sup>2</sup>): parquet flooring
- WC (1m<sup>2</sup>): parquet flooring
- Shower room (4m<sup>2</sup>): parquet flooring, walk-in shower, washbasin



- Bedroom 1 (10m2): parquet flooring, wardrobe
  - Bedroom 2 (8m2): parquet flooring
  - Bedroom 3 (11m2): parquet flooring
- Outside
- Terraced garden

## Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	100 m2
Tamaño del lote:	427 m2
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de plantas:	1
Orientation:	S

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX7.344.901

