



Charming 1970s house in a quiet street in the heart of Ruffec - €107,500



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience 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 123,875.45

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	22/10/2025

Descripción:

Ideally located on a peaceful street just a short walk from the market square, shops, and all amenities, this light-filled home offers comfort and convenience in a sought-after central location. The property features a bright living room, a fully fitted kitchen, and three bedrooms. The basement level includes space for one car and a room that could easily be converted into an additional bedroom, home office, or hobby room. Additional features include oil-fired central heating and connection to the mains drainage system. Outside, you'll find a private, enclosed garden that's easy to maintain, along with off-street parking. The property sits on a 469 m2 plot.

GROUND FLOOR:

- Fitted kitchen (10.5m2): tiled floor, doors to terrace- Entrance (10m2): tiled floor, cupboard space- Living room (26.40m2): tiled floor, fireplace insert, 3 French doors to garden and terrace- Bedroom 1 (9.4m2): laminate flooring- Bedroom 2 (10.6m2): laminate flooring, hand basin- WC (1m2): tiled floor- Shower room (4.5m2): tiled floor, shower, hand basin- Bedroom 3 (11.6m2): tiled floor, French door to garden

BASEMENT:

- Garage: space for one car- Boiler room- 1400L tank- Room (15m2): carpeted floor

EXTERIOR:



- Storage room + Shed- Parking- Garden enclosed by hedgesAll within a surface area of 469m2
Fabricado: 1971

Común

Dormitorios: 3
Baños: 1
Pies cuadrados terminados: 85 m2
Tamaño del lote: 469 m2
Floor Number: 1

Room details

Total rooms: 4

Building details

Número de plantas: 1

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.725.465

