



Stylish Town House in the Heart of Old Ruffec - €179900



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 211,371.32

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	18/12/2025

Descripción:

NEW! Stylish and Modern Town House in the heart of the historic district of Ruffec. Just a short walk from the church, this little gem is in perfect condition. With its two sunny courtyards and double garage, it is the ideal place to relax on holiday, with the market, restaurants, and bars only five minutes away on foot.

This house offers many advantages: a quiet setting (located in a peaceful cul-de-sac), double glazing, electric shutters, mains gas heating, mains drainage, pleasant outdoor spaces to soak up the evening sun, and bright, airy bedrooms. A great opportunity for buyers looking for a property in town.

Ground Floor

Entrance hall (2 m2): tiled floor

WC (1.5 m2): tiled floor

Utility room / Pantry (3 m2): tiled floor

Fully fitted kitchen (8 m2) SCHMIDT brand kitchen; Door to rear terrace and outdoor dining area.

Living room (35 m2): tiled floor and sliding doors to terrace and outdoor dining area.

First Floor

Landing (4 m2): tiled floor

Bedroom 1 (8 m2): floating parquet flooring, balcony



Bedroom 2 (14 m2): floating parquet flooring, balcony, built-in wardrobe
Bedroom 3 (10 m2): floating parquet flooring, built-in wardrobe
WC (1.5 m2): tiled floor
Bathroom (6.5 m2): tiled floor, shower, double basins, bathtub with shower
Exterior Courtyards at the front and rear
Double garage attached to the house with communicating door.
Fabricado: 2007

Común

Dormitorios: 3
Baños: 1
Pies cuadrados terminados: 97 m2
Tamaño del lote: 33 m2
Floor Number: 1

Room details

Total rooms: 4

Building details

Número de plantas: 1
Orientation: S

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/UfwxeFZx9Aw>

Contact information

IMLIX ID: IX8.019.451

