



Comfortable 3-Bedroomed Bungalow With Large Garden- 7km from Ruffec - €145150



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:	EUR 145,150

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16240
Publicado:	07/01/2026

Descripción:

Attractive detached bungalow with 3 bedrooms, offering great potential.

The property is largely double glazed and benefits from a new oil-fired central heating system installed in 2024. Located in a quiet village between Ruffec and Villefagnan, it enjoys a peaceful setting while remaining close to local amenities.

Outside, there is a large, fully enclosed garden, ideal and secure for children and pets. Two garages complete the property, providing sheltered parking and additional storage space.

An ideal opportunity for a main residence or holiday home, and well worth viewing!

Ground floor:

- Living room (27m2): tiled floor, French windows
- Kitchen (10.5m2): tiled floor, fitted
- Boiler room (2m2): tiled floor
- Toilet (1m2): tiled floor
- Pantry (4m2): tiled floor, water softener
- Hallway (5m2): tiled floor
- Bathroom (4m2): tiled floor, shower, sink
- Bedroom 1 (8.5m2): tiled floor



-Bedroom 2 (11m2): tiled floor

-Bedroom 3 (13m2): tiled floor

Outside:

-Terrace

-Enclosed garden

-Garage: 2 cars, breeze blocks, electricity and water

-Garage: 1 small car

-Small outbuilding

All on a 2934m2 plot

Fabricado: 1981

Común

Dormitorios: 3

Baños: 1

Pies cuadrados terminados: 89 m2

Tamaño del lote: 2934 m2

Floor Number: 1

Room details

Total rooms: 4

Building details

Número de plantas: 1

Orientation: SW

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/ggX38CaMPzY>

Contact information

IMLIX ID: IX8.035.504

