



Charming Townhouse with 3 Bedrooms and Enclosed Garden in Ruffec - €143225



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
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Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 165,492.65

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	18/02/2026

Descripción:

Ideally located just a 5-minute walk from the town centre, this detached home offers the perfect balance between convenience and privacy.

From the moment you step inside, you'll feel its warm and welcoming atmosphere. The property features three generously sized bedrooms, one of which opens onto a private balcony through French doors  perfect for enjoying a morning coffee in the sun or unwinding in the evening.

Outside, the fully enclosed garden provides a peaceful retreat, ideal for children, pets, or summer gatherings with family and friends.

For year-round comfort, the home is connected to mains gas and also benefits from a wood-burning insert fireplace, creating wonderfully cosy winter evenings by the fire. It is fully connected to the mains drains for added convenience.

The kitchen and bathroom were completely renovated in 2024, offering a fresh, modern feel and allowing you to move straight in without any work required.

A charming and comfortable home, ready to begin its next chapter with you!

GROUND FLOOR:

- Entrance hall (2.10m²): parquet flooring
- WC (1.12m²): parquet flooring



- Living room (19.47m²): parquet flooring, French windows, fireplace insert
- Kitchen (9.65m²): laminate flooring, fitted
- Dining room (13.82m²): laminate flooring, bay window, electric radiator
- Laundry/boiler room (3m²): linoleum flooring, access to Cellar (approx. 20m²)

FIRST FLOOR:

- Landing (6.58m²): parquet flooring
- Bedroom 1 (15.5m²): parquet flooring, French windows opening onto a balcony
- Bedroom 2 (13.28m²): parquet flooring
- Bedroom 3 (11.15m²): parquet flooring, cupboard
- Bathroom (7.15m²): linoleum flooring, clawfoot bathtub, washbasin, shower; WC, cupboard

OUTSIDE:

- Enclosed front garden
- Enclosed rear garden

All on a 515m² plot

Fabricado: 1964

Común

Dormitorios: 3
Baños: 1
Pies cuadrados terminados: 100 m²
Tamaño del lote: 515 m²
Floor Number: 1

Room details

Total rooms: 5

Building details

Número de plantas: 1
Orientation: SW

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/G4siEcHZW-M>

Contact information

IMLIX ID: IX8.195.040



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