



3-Bedroom House with Basement and Garden [?] Central Ruffec - €117200



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:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 135,421.46

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	02/03/2026

Descripción:

Perfectly situated in a quiet cul-de-sac in the heart of the vibrant town of Ruffec, this charming 3-bedroom bungalow with a basement is ready to move into. The roof has been recently replaced, and it features gas central heating with a secondary wood-burning boiler. It is connected to mains drainage. Outside, the enclosed, landscaped garden of 665m² offers a peaceful setting, and the balcony is ideal for enjoying your morning coffee or an evening aperitif.

Entrance 12.15m² Tiled floor, built-in cupboards
Kitchen 12.19m² Tiled floor, built-in cupboard
Living room 28.27m² Tiled floor, two French doors opening onto the balcony
Bedroom 10.72m² Linoleum flooring, built-in wardrobe
Bedroom 9.68m² Linoleum flooring
Bedroom 10.5m² Carpeted floor
Bathroom 5.19m² Tiled floor, washbasin, bidet, bathtub with shower
WC 1.08m² Tiled floor

Basement:

90m² Concrete floor, laundry area with two sinks
Mains gas boiler and old wood-burning boiler
Parking space for two cars

Exterior:

Enclosed garden with trees, 665m²
Breezeblock garden storeroom

Común



Dormitorios: 3
Baños: 1
Pies cuadrados terminados: 90 m²
Tamaño del lote: 665 m²
Floor Number: 1

Room details

Total rooms: 4

Building details

Número de plantas: 1
Orientation: W

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/Y1JDDuaBXsE>

Contact information

IMLIX ID: IX8.223.478

