



€139780 - Ruffec : Attractive 2 Bedroom Bungalow With Garden And Garage



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 160,793.19

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	04/06/2025

Description:

Charming bungalow located in a quiet environment and close to the shops of Ruffec. You'll be charmed by its brightness, functional layout, and enclosed, private garden. Upon entering discover a spacious, light-filled living area opening onto a terrace. The separate kitchen, in its original condition, requires updating to your taste. The sleeping area includes two bedrooms and a well-maintained shower room with a walk-in shower. All the windows are double-glazed PVC. There is also a garage and a utility room.

Ground Floor:

Entrance: 9 m2, tiled floor
Hallway: 3.5 m2, tiled, large cupboard
Separate WC: 1 m2, tiled, with a window
Living room/lounge: 42 m2, parquet flooring, fireplace with insert, 4 French doors
Kitchen: 9 m2, tiled, fitted, with a French door
Bedroom 1: 11 m2, laminate flooring
Bedroom 2: 9 m2, laminate flooring, large closets



Shower room: 5 m2, tiled, walk-in shower, sink, cupboard

Exterior:

Garage: 24 m2, concrete floor

Cellar

Utility room: 15 m2, tiled, oil boiler

Storage room with oil tank

Tiled terrace (south-facing), enclosed garden with wooden shed, PVC gate

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Année: 1972

Commun

Chambres: 2

Salle de bains: 1

Pied carré fini: 96 m²

Dimesions du lot: 596 m²

Room details

Total rooms: 3

Building details

Nombre de pieds carrés: 1

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX6.986.607



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<https://www.imlix.com/fr/>

