



## €145160 - 3 Bedroom Ruffec Town Centre Property In a Quiet Location With Garages

### Information de l'agent

Nom:	Christophe GUAY
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Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 169,600.85

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	08/07/2025

### Description:

Just a short walk from local shops, this lovely 3-bedroom bungalow with a basement has everything to please: a spacious, light-filled living room, a balcony perfect for enjoying breakfast in the sun, and a pleasant garden with a charming vine-covered pathway, plus a great spot to play petanque with friends. There are electric shutters throughout, central heating, mains drainage — and as a bonus, two garages, a real asset for storage or parking. All this in a quiet street with little traffic, offering a peaceful and practical living environment.

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### Ground floor :

- Entrance / Hallway (12m2): tiled floor
- Living room (30m2): parquet flooring, French doors to balcony
- Kitchen (10.5m2): tiled floor



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-Bathroom (5m2): tiled floor, Italian shower, washbasin

-WC (2m2): tiled floor, washbasin

-Bedroom (10.5m2): parquet floor, closet

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Basement :

Garage with remote-controlled electric door (30m2): tiled floor

-Bedroom (16m2): lino, heated

-Room / Storage room (5m2): tiled floor

-Laundry / Boiler room (8m2): boiler, 2 sinks, water filter, cumulus heater

-Corridor (5m2): tiled floor

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Exterior:

-Balcony, front garden and fully enclosed rear garden.

-PVC gates in very good condition

-Second garage/workshop (31m2) with mezzanine

-Garden tool shed

All on a surface area of 80m2.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condition: Very Good

## Commun

Chambres: 3

Salle de bains: 1



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Pied carré fini:	97 m <sup>2</sup>
Dimesions du lot:	1.079 m <sup>2</sup>

## Room details

Total rooms:	4
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## Utility details

Heating:	Oui
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## Lease terms

Date Available:	
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## Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX7.236.569
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