



Town House with Garden, Garage and Outbuildings - €125530



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 145,046.55

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	22/04/2025

Description:

Situated in the centre of town, a stone's throw from shops, schools and all amenities, this charming three-storey house offers a unique living environment with views of the chateau. The property comprises three spacious bedrooms all on one floor. A garage with space for 2 cars, a basement, a convertible attic and outbuildings complete the property, offering additional space to suit your needs.

You will also enjoy a private garden, with a superb 76-year-old lime tree, a truly charming and historic feature. The house has gas central heating and is connected to mains drainage. Renovation work is required to bring the property up to date and realise its full potential.

Ground floor

- Corridor / Entrance (17.3m²): carpeted
- Living room (24.1m²): wooden floor, fireplace
- Dining room (32.15m²): wooden floor, fireplace
- WC (1.7m²): wooden floor, washbasin
- Corridor (1.7m²): tiled floor
- Kitchen (17.92m²): tiled floor, simple
- Room 2 / Utility room (10.3m²): tiled, access by stairs to basement

First Floor



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- Landing (7.98m²): parquet flooring
 - Bedroom 1 (13.4m²): parquet floor
 - Bedroom 2 (14.14m²): parquet floor
 - Bedroom 3 (22.87m²): parquet flooring
 - Bathroom (10.15m²): lino, WC, bidet, bath, washbasin
 - Convertible attic (approx. 60m²): 4 windows and 2 Velux windows
 - Basement
 - Cellar
 - Boiler room
 - WC and urinal
 - Room: parquet floor, access to Room 2
 - Room to renovate
 - 2nd cellar further down, garage area with space for 2 cars
 - Outside
 - Garden
 - All on a surface area of 582m²

Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	173 m ²
Dimesions du lot:	582 m ²
Floor Number:	1

Room details

Total rooms:	7
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Building details

Nombre de pieds carrés:	1
Orientation:	N

Lease terms

Date Available:

Information additionnelle

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

Contact information

IMLIX ID: IX7.344.837



IMLIX

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

