



Stylish Town House in the Heart of Old Ruffec - €179900



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
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 211,371.32

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	18/12/2025

Description:

NEW! Stylish and Modern Town House in the heart of the historic district of Ruffec. Just a short walk from the church, this little gem is in perfect condition. With its two sunny courtyards and double garage, it is the ideal place to relax on holiday, with the market, restaurants, and bars only five minutes away on foot.

This house offers many advantages: a quiet setting (located in a peaceful cul-de-sac), double glazing, electric shutters, mains gas heating, mains drainage, pleasant outdoor spaces to soak up the evening sun, and bright, airy bedrooms. A great opportunity for buyers looking for a property in town.

Ground Floor

Entrance hall (2 m2): tiled floor

WC (1.5 m2): tiled floor

Utility room / Pantry (3 m2): tiled floor

Fully fitted kitchen (8 m2) SCHMIDT brand kitchen; Door to rear terrace and outdoor dining area.

Living room (35 m2): tiled floor and sliding doors to terrace and outdoor dining area.

First Floor

Landing (4 m2): tiled floor

Bedroom 1 (8 m2): floating parquet flooring, balcony



Bedroom 2 (14 m2): floating parquet flooring, balcony, built-in wardrobe

Bedroom 3 (10 m2): floating parquet flooring, built-in wardrobe

WC (1.5 m2): tiled floor

Bathroom (6.5 m2): tiled floor, shower, double basins, bathtub with shower

Exterior Courtyards at the front and rear

Double garage attached to the house with communicating door.

Année: 2007

Commun

Chambres: 3

Salle de bains: 1

Pied carré fini: 97 m²

Dimesions du lot: 33 m²

Floor Number: 1

Room details

Total rooms: 4

Building details

Nombre de pieds carrés: 1

Orientation: S

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/UfwxeFZx9Aw>

Contact information

IMLIX ID: IX8.019.451

