

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



## Information de l'agent

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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

ExteriorCourtyards 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 m <sup>2</sup>
Dimesions du lot:	33 m <sup>2</sup>
Floor Number:	1

### **Room details**

Total rooms:	4
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### **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

