



## €127650 - Character Town House with 3 Bedrooms, Garden and Garage in Ruffec



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 146,839.69

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Feladta:	2025. 06. 16.

#### Leírás:

Beautiful, Character Ruffec Town House with 3 Bedrooms, Garden and Garage. This little town house is a real gem, just a few minutes walk from the shops, market and train station. Rare for the centre of town, this property is detached and full of charm with a little, flower filled garden which is South facing and large, sunny rooms.

With mains drains, town gas central heating and double glazing in part, there's a little refreshment needed here and an update to the electrics but she's perfect beautiful just as she is!

-----

#### Ground Floor

Entrance Hall : 6,75m<sup>2</sup>, parquet

Office / Bedroom : 13m<sup>2</sup>, parquet, fireplace

Hall with cupboard : 1m<sup>2</sup>, tiles



---

WC : 1m2, tiles

Kitchen : 12,29m2, tiles with door to terrace and garden

Living Room : 26,11m2, parquet, access to the cave and door to garden

Cave : with boiler and storage for wine!

-----

1st Floor

Landing : 4,22m2, parquet

WC : 1,2m2, tiles

Parental Suite : 16,74m2, parquet and access to the bathroom

Bathroom : 5,6m2, tiles

Bedroom 2 : 9,7m2, parquet

Bedroom 3 : 8,34m2, parquet

-----

Outside

Pretty little enclosed garden with flowers and shrubs, a garage of 30m2 and summer terrace area.

-----

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)

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	100 nm
Telekméret:	313 nm

## Room details

Total rooms:	5
--------------	---

## Utility details



---

Heating: Yes

## Building details

Emeletek száma: 2

## Lease terms

Date Available:

## További információ

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

## Contact information

IMLIX ID: IX7.185.404

