



## 3-Bedroom House with Basement and Garden [?] Central Ruffec - €117200



### 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 134,398.76

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Irányítószám:	16700
Feladta:	2026. 03. 02.

### Leírás:

Perfectly situated in a quiet cul-de-sac in the heart of the vibrant town of Ruffec, this charming 3-bedroom bungalow with a basement is ready to move into. The roof has been recently replaced, and it features gas central heating with a secondary wood-burning boiler. It is connected to mains drainage. Outside, the enclosed, landscaped garden of 665m<sup>2</sup> offers a peaceful setting, and the balcony is ideal for enjoying your morning coffee or an evening aperitif.

Entrance 12.15m<sup>2</sup> Tiled floor, built-in cupboards  
Kitchen 12.19m<sup>2</sup> Tiled floor, built-in cupboard  
Living room 28.27m<sup>2</sup> Tiled floor, two French doors opening onto the balcony  
Bedroom 10.72m<sup>2</sup> Linoleum flooring, built-in wardrobe  
Bedroom 9.68m<sup>2</sup> Linoleum flooring  
Bedroom 10.5m<sup>2</sup> Carpeted floor  
Bathroom 5.19m<sup>2</sup> Tiled floor, washbasin, bidet, bathtub with shower  
WC 1.08m<sup>2</sup> Tiled floor

### Basement:

90m<sup>2</sup> Concrete floor, laundry area with two sinks  
Mains gas boiler and old wood-burning boiler  
Parking space for two cars

### Exterior:

Enclosed garden with trees, 665m<sup>2</sup>  
Breezeblock garden storeroom

### Gyakori



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Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	90 nm
Telekméret:	665 nm
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Emeletek száma:	1
Orientation:	W

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://youtu.be/Y1JDDuaBXsE>

## Contact information

IMLIX ID: IX8.223.478

