



## €139780 - Ruffec : Attractive 2 Bedroom Bungalow With Garden And Garage



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 139,780

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Pubblicato:	04/06/2025

#### Descrizione:

Charming bungalow located in a quiet environment and close to the shops of Ruffec. You'll be charmed by its brightness, functional layout, and enclosed, private garden. Upon entering discover a spacious, light-filled living area opening onto a terrace. The separate kitchen, in its original condition, requires updating to your taste. The sleeping area includes two bedrooms and a well-maintained shower room with a walk-in shower. All the windows are double-glazed PVC. There is also a garage and a utility room.

#### Ground Floor:

Entrance: 9 m2, tiled floor  
Hallway: 3.5 m2, tiled, large cupboard  
Separate WC: 1 m2, tiled, with a window  
Living room/lounge: 42 m2, parquet flooring, fireplace with insert, 4 French doors  
Kitchen: 9 m2, tiled, fitted, with a French door  
Bedroom 1: 11 m2, laminate flooring  
Bedroom 2: 9 m2, laminate flooring, large closets



---

Shower room: 5 m2, tiled, walk-in shower, sink, cupboard

-----

Exterior:

Garage: 24 m2, concrete floor

Cellar

Utility room: 15 m2, tiled, oil boiler

Storage room with oil tank

Tiled terrace (south-facing), enclosed garden with wooden shed, PVC gate

-----

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)

Costruito: 1972

## Comune

Camere da letto: 2

Bagni: 1

Finito piedi quadrati: 96 mq

Dimensione del lotto: 596 mq

## Room details

Total rooms: 3

## Building details

Numero di piani: 1

## Lease terms

Date Available:

## Informazioni aggiuntive

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

## Contact information

IMLIX ID: IX6.986.607



# IMLIX

**Mercato Immobiliare IMLIX**

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

---

