



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



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:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 127,650

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Pubblicato:	16/06/2025

Descrizione:

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 : 6,75m², parquet

Office / Bedroom : 13m², parquet, fireplace

Hall with cupboard : 1m², 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

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	100 mq
Dimensione del lotto:	313 mq

Room details

Total rooms:	5
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Utility details

Heating: Si

Building details

Numero di piani: 2

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX7.185.404

