



## Town House with Garden, Garage and Outbuildings - €125530



### 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:	USD 145,046.55

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Pubblicato:	22/04/2025

### Descrizione:

Situated in the centre of town, a stone's throw from shops, schools and all amenities, this charming three-storey house offers a unique living environment with views of the chateau. The property comprises three spacious bedrooms all on one floor. A garage with space for 2 cars, a basement, a convertible attic and outbuildings complete the property, offering additional space to suit your needs.

You will also enjoy a private garden, with a superb 76-year-old lime tree, a truly charming and historic feature. The house has gas central heating and is connected to mains drainage. Renovation work is required to bring the property up to date and realise its full potential.

### Ground floor

- Corridor / Entrance (17.3m<sup>2</sup>): carpeted
- Living room (24.1m<sup>2</sup>): wooden floor, fireplace
- Dining room (32.15m<sup>2</sup>): wooden floor, fireplace
- WC (1.7m<sup>2</sup>): wooden floor, washbasin
- Corridor (1.7m<sup>2</sup>): tiled floor
- Kitchen (17.92m<sup>2</sup>): tiled floor, simple
- Room 2 / Utility room (10.3m<sup>2</sup>): tiled, access by stairs to basement

### First Floor



- Landing (7.98m<sup>2</sup>): parquet flooring
- Bedroom 1 (13.4m<sup>2</sup>): parquet floor
- Bedroom 2 (14.14m<sup>2</sup>): parquet floor
- Bedroom 3 (22.87m<sup>2</sup>): parquet flooring
- Bathroom (10.15m<sup>2</sup>): lino, WC, bidet, bath, washbasin
- Convertible attic (approx. 60m<sup>2</sup>): 4 windows and 2 Velux windows
- Basement
  - Cellar
  - Boiler room
  - WC and urinal
  - Room: parquet floor, access to Room 2
  - Room to renovate
  - 2nd cellar further down, garage area with space for 2 cars
- Outside
  - Garden
  - All on a surface area of 582m<sup>2</sup>

## Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	173 mq
Dimensione del lotto:	582 mq
Floor Number:	1

## Room details

Total rooms:	7
--------------	---

## Building details

Numero di piani:	1
Orientation:	N

## Lease terms

Date Available:

## Informazioni aggiuntive

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

## Contact information

IMLIX ID: IX7.344.837



IMLIX

**Mercato Immobiliare IMLIX**

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

---

