



## Town House in a Quiet Street - €169600



### 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
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Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 169,600

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Publicato:	24/03/2025

#### Descrizione:

3-bedroom house 5 minutes' walk from Ruffec town centre. The house is located in a residential street with little traffic, with greenery and the river 'le Lien' flowing by. The house has a double garage and a beautiful terraced garden with lovely views over the Ruffec countryside. The house is ideal for a family wanting to be close to amenities and schools.

#### Basement

- Room (8m<sup>2</sup>): parquet flooring
- Room (9m<sup>2</sup>): parquet flooring
- Room (17m<sup>2</sup>): concrete
- Garage (18m<sup>2</sup>): concrete, for one car, electric door
- Garage (24m<sup>2</sup>): concrete, for one car, electric door

#### Living area

- Living room (24m<sup>2</sup>): parquet flooring
- Fitted kitchen (19m<sup>2</sup>): parquet flooring, laundry area, access to terrace and garden
- Landing (6m<sup>2</sup>): parquet flooring
- WC (1m<sup>2</sup>): parquet flooring
- Shower room (4m<sup>2</sup>): parquet flooring, walk-in shower, washbasin



- Bedroom 1 (10m2): parquet flooring, wardrobe
- Bedroom 2 (8m2): parquet flooring
- Bedroom 3 (11m2): parquet flooring

#### Outside

- Terraced garden

### Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	100 mq
Dimensione del lotto:	427 mq
Floor Number:	1

### Room details

Total rooms:	6
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### Building details

Numero di piani:	1
Orientation:	S

### Lease terms

Date Available:

### Informazioni aggiuntive

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

### Contact information

IMLIX ID: IX7.344.901

