



## Detached House For Sale In Ruffec with Basement and Fenced Garden - €139,750



### 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 163,304.68

#### Posizione

Nazione:	France
Cap:	16700
Pubblicato:	25/07/2025

#### Descrizione:

2-bedroom detached house with basement with pretty garden a stone's throw from Ruffec town centre. The house is heated by a heat exchange pump, is double glazed and has a new septic tank. ; mains drainage is also available.

#### Basement (70m2)

- Fitted summer kitchen (10m2) with direct access to the garden
- Garage for one car
- Workshop area

#### First floor

- Entrance (6m2): tiled floor, cupboard
- Living room (25m2): parquet flooring, bay window opening onto balcony
- Fitted kitchen (7m2): tiled floor
- Shower room (3m2): tiled floor, walk-in shower, washbasin
- Bedroom 1 (9m2): parquet flooring
- Bedroom 2 (10m2): parquet flooring
- WC (1m2): tiled floor

#### Outside

- Enclosed garden with fruit trees
- Courtyard in front of the house



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## Comune

Camere da letto: 2  
Bagni: 1

## Room details

Total rooms: 3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.371.311

