



Ruffec House For Sale With 3 Bedrooms, Garden and Garage. - €96,750



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:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 113,683.35

Posizione

Nazione:	France
Cap:	16700
Pubblicato:	09/09/2025

Descrizione:

Ideally located close to all shops and amenities in the town of Ruffec, this 1970s house offers a bright and pleasant living environment. It features 3 bedrooms, a welcoming living room, a functional kitchen, and a garage. The property also benefits from a flat, enclosed, and easy-to-maintain garden - perfect for enjoying sunny days in peace. Whether you're looking for a primary residence or a rental investment, this house has great potential. It was previously rented for €600 per month, offering a solid return opportunity.

Ground Floor:

Entrance 3m² Tiled floor WC 1m² Tiled floor Living Room 14m² Tiled floor, patio doors onto the front courtyard Fitted Kitchen/Dining Room 20m² Tiled floor/parquet, garage access Adjoining Garage 15m² Concrete floor, insulated roof, hot water tank, laundry area

Upstairs:

Landing 4m² Parquet floor, cupboard space Bedroom 9m² Parquet floor Bedroom 9.5m² Parquet floor, built-in wardrobe, French window onto a small balcony Bedroom 9.2m² Parquet floor, built-in wardrobe Bathroom 3m² Tiled, walk-in shower, sink, extractor fan Insulated loft

Exterior:

Front, gated courtyard and a flat, enclosed garden at the rear. All 420m².

Comune



Camere da letto: 3

Bagni: 1

Room details

Total rooms: 5

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.521.621

