



Spacious Ruffec Town Centre Property. 3 Bedrooms / 3 Bathrooms - €186,000



Informazioni sull'Agente

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| 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

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|----------------|----------------|
| Proprietà per: | Saldi |
| Prezzo: | USD 215,244.53 |

Posizione

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|-------------|------------|
| Nazione: | France |
| Cap: | 16700 |
| Pubblicato: | 19/09/2025 |

Descrizione:

Just a two-minute walk from the centre of Ruffec, this spacious stone house combines the charm of an historic property with the convenience of modern town living. Ruffec itself offers a twice-weekly market, a choice of bars and restaurants, a wide range of shops, schools and colleges, several sports clubs, a two-screen cinema and a railway station with excellent connections.

The house provides three bedrooms and three shower rooms, with one bedroom and shower room on the ground floor, making it well suited to someone with reduced mobility. On the second floor, the attic offers exciting scope for conversion, with the potential to create two further bedrooms and an additional shower room. The vaulted cellar beneath the house reflects the age and character of the building, while a light-filled art studio, a private terrace and a walled garden add further appeal. Unusually for a property of this age, it also benefits from a good energy rating, making it as practical as it is full of character.

Ground Floor:

- Entrance (14m2): tiled floor, access to cellar
1- Fitted Kitchen (20m2): painted concrete floor, wood stove, beams
- Living Room (28m2): wooden floor, wood stove
- Living Room (17m2): wooden floor, beams
- Bedroom (15m2): wooden floor, beams, door to the garden
- Shower Room (5m2): painted concrete floor, toilet, shower, hand basin, recent hot water tank

Upstairs:

- Landing (9m2): wooden floor, access to an outdoor terrace plus access to the art studio (25m2) with plywood floor
- Bedroom (19m2): wooden floor with dressing room (2m2): wooden floor with private



shower room (4m2): wooden floor, shower, toilet, hand basin, heated towel rail- Bedroom (18m2): wooden floor, beams with Dressing Room (4m2): wooden floor, beams with Private Bathroom (5m2): wooden floor, beams, shower, toilet, hand basin, heated towel rail

Convertible attic, space to create 2 bedrooms

Outside:

- Enclosed garden - 2 vaulted cellars ☐ store rooms. All on a total plot of 377m2

Comune

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| Camere da letto: | 3 |
| Bagni: | 3 |
| Finito piedi quadrati: | 165 mq |
| Dimensione del lotto: | 377 mq |
| Floor Number: | 1 |

Room details

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|--------------|---|
| Total rooms: | 5 |
|--------------|---|

Building details

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|------------------|---|
| Numero di piani: | 1 |
| Orientation: | W |

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.682.801

