

Comfortable 3-Bedroomed Bungalow With Large Garden-7km from Ruffec - €145150



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 170,542.23

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16240
Pubblicato:	07/01/2026

Descrizione:

Attractive detached bungalow with 3 bedrooms, offering great potential.

The property is largely double glazed and benefits from a new oil-fired central heating system installed in 2024. Located in a quiet village between Ruffec and Villefagnan, it enjoys a peaceful setting while remaining close to local amenities.

Outside, there is a large, fully enclosed garden, ideal and secure for children and pets. Two garages complete the property, providing sheltered parking and additional storage space.

An ideal opportunity for a main residence or holiday home, and well worth viewing!

Ground floor:

- Living room (27m²): tiled floor, French windows
- Kitchen (10.5m²): tiled floor, fitted
- Boiler room (2m²): tiled floor
- Toilet (1m²): tiled floor
- Pantry (4m²): tiled floor, water softener
- Hallway (5m²): tiled floor
- Bathroom (4m²): tiled floor, shower, sink
- Bedroom 1 (8.5m²): tiled floor

- Bedroom 2 (11m2): tiled floor
- Bedroom 3 (13m2): tiled floor

Outside:

- Terrace
- Enclosed garden
- Garage: 2 cars, breeze blocks, electricity and water
- Garage: 1 small car
- Small outbuilding

All on a 2934m2 plot

Costruito: 1981

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	89 mq
Dimensione del lotto:	2934 mq
Floor Number:	1

Room details

Total rooms: 4

Building details

Numero di piani: 1
Orientation: SW

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/ggX38CaMPzY>

Contact information

IMLIX ID: IX8.035.504

