



3 Bedroom Ruffec Town Centre Property In a Quiet Location With Garages - €141560



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 165,419.76

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	16700
Geplaatst:	25-07-2025

Omschrijving:

Just a short walk from local shops, this lovely 3-bedroom bungalow with a basement has everything to please: a spacious, light-filled living room, a balcony perfect for enjoying breakfast in the sun, and a pleasant garden with a charming vine-covered pathway, plus a great spot to play petanque with friends. There are electric shutters throughout, central heating, mains drainage ☑ and as a bonus, two garages, a real asset for storage or parking. All this in a quiet street with little traffic, offering a peaceful and practical living environment.

Ground floor :

- Entrance / Hallway (12m2): tiled floor
- Living room (30m2): parquet flooring, French doors to balcony
- Kitchen (10.5m2): tiled floor
- Bathroom (5m2): tiled floor, Italian shower, washbasin
- WC (2m2): tiled floor, washbasin
- Bedroom (10.5m2): parquet floor, closet
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Basement :

- Garage with remote-controlled electric door (30m2): tiled floor
- Bedroom (16m2): lino, heated
- Room / Storage room (5m2): tiled floor
- Laundry / Boiler room (8m2): boiler, 2 sinks, water filter, cumulus heater



-Corridor (5m2): tiled floor
Exterior:
-Balcony, front garden and fully enclosed rear garden.
-PVC gates in very good condition
-Second garage/workshop (31m2) with mezzanine
-Garden tool shed
All on a surface area of 80m2.

Algemeen

Slaapkamers:	3
Badkamers:	1

Room details

Total rooms:	4
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.371.308
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