



## 3-Bedroom House with Basement and Garden [?] Central Ruffec - €117200



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 135,421.46

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	02-03-2026

### Omschrijving:

Perfectly situated in a quiet cul-de-sac in the heart of the vibrant town of Ruffec, this charming 3-bedroom bungalow with a basement is ready to move into. The roof has been recently replaced, and it features gas central heating with a secondary wood-burning boiler. It is connected to mains drainage. Outside, the enclosed, landscaped garden of 665m<sup>2</sup> offers a peaceful setting, and the balcony is ideal for enjoying your morning coffee or an evening aperitif.

Entrance 12.15m<sup>2</sup> Tiled floor, built-in cupboards  
Kitchen 12.19m<sup>2</sup> Tiled floor, built-in cupboard  
Living room 28.27m<sup>2</sup> Tiled floor, two French doors opening onto the balcony  
Bedroom 10.72m<sup>2</sup> Linoleum flooring, built-in wardrobe  
Bedroom 9.68m<sup>2</sup> Linoleum flooring  
Bedroom 10.5m<sup>2</sup> Carpeted floor  
Bathroom 5.19m<sup>2</sup> Tiled floor, washbasin, bidet, bathtub with shower  
WC 1.08m<sup>2</sup> Tiled floor

### Basement:

90m<sup>2</sup> Concrete floor, laundry area with two sinks  
Mains gas boiler and old wood-burning boiler  
Parking space for two cars

### Exterior:

Enclosed garden with trees, 665m<sup>2</sup>  
Breezblock garden storeroom

### Algemeen

Slaapkamers:	3
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Badkamers: 1  
Afgewerkte vierkante meter: 90 m<sup>2</sup>  
Lot Afmeting: 665 m<sup>2</sup>  
Floor Number: 1

### **Room details**

Total rooms: 4

### **Building details**

Aantal verdiepingen: 1  
Orientation: W

### **Lease terms**

Date Available:

### **Additionele informatie**

Virtual tour URL: <https://youtu.be/Y1JDDuaBXsE>

### **Contact information**

IMLIX ID: IX8.223.478

