



## €145000 - 2-bedroom bungalow



### Agent Info

Name: Christophe GUAY  
Company: Agence TIC Ruffec  
Name:  
Country: France  
Experience: 1985  
since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +33 (545) 710-046  
Languages: French  
Website: <https://tic-ruffec.com>

### Listing details

Property for: Sale  
Price: USD 168,124.76

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Ruffec  
Posted: May 17, 2024

### Description:

One-storey house, rare in Ruffec, very well maintained. Lovely garden of 990m2. Gas central heating.

Two bedrooms with the possibility of a third. Double glazed windows. An insulated, gravelled cellar.

### More details:

A 43m2 living room with a fitted and equipped kitchen with hob and extractor, dining/living room, tiled floor.

A 16m2 bedroom with parquet flooring and two windows;

Bedroom 18m2, parquet flooring, one window.

A 4m2 shower room, tiled, double, vanity unit.



---

A 2m2 WC, tiled floor, one window.

A cellar of 22m2, cement, gas boiler, hot water tank, a door giving onto a terrace (possibility of making a bedroom, large window).

Plus: A gravelled and insulated cellar.

-----  
Outside:

A garage (for a small car) with two doors.

A small outbuilding (for storing garden tools).

-----  
Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	83 sq m
Lot Size:	990 sq m

## Room details

Total rooms:	3
--------------	---

## Utility details

Heating:	Yes
----------	-----

## Building details

Number of Floors:	1
-------------------	---

## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
-------------------	---

## Contact information

IMLIX ID:	IX5.752.383
-----------	-------------



# IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

---

