



## €139780 - Delightful House Close to Shops in Ruffec with 3 Bedrooms and an Enclosed Garden



### Agent Info

Name: Christophe GUAY  
Company: Agence TIC Ruffec  
Name:  
Country: France  
Experience since: 1985  
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 156,460.4

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Ruffec  
Posted: Apr 22, 2025

### Description:

Delightful Town House close to all the shops, market and cinema in Ruffec. This pretty town house in Ruffec has 3 bedrooms, a large living room and a mature, enclosed garden. Perfectly positioned for a family looking for a town property in a quiet location but with all amenities accessible on foot. The property also has a new heat pump central heating system and benefits from connection to mains drains. Hurry!

### Ground Floor

Entrance : 11,25m2, tiles

Kitchen : 9,1m2, tiles

Living Room : 28,65m2, parquet

WC : 1,1, tiles



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Bathroom : 4,45m2, tiles

Bedroom 1 : 9,6m2, parquet

Bedroom 2 : 9,35m2, parquet

Bedroom 3 : 12,2m2, parquet

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Basement with WC and a garage for 2 cars

Enclosed Mature Garden

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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:	3
Bathrooms:	1
Finished sq. ft.:	85 sq m
Lot Size:	448 sq m

## Room details

Total rooms:	4
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## Utility details

Heating:	Yes
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## Building details

Number of Floors:	2
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## Lease terms

Date Available:

## Additional information

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

IMLIX ID:	IX6.828.607
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# IMLIX

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