



## €170200 - Charming 4-Bed Home with Garden in Quiet Central Ruffec



### Agent Info

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Name:	
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since:	
Service Type:	Selling a Property
Specialties:	
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	USD 193,019.74

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	May 13, 2025

### Description:

Located in the heart of the town of Ruffec, this pavilion-style house, built in 1965 with a converted basement, offers modern comforts and the convenience of town living—all on a particularly quiet road. Spread over two levels, the house features 4 bedrooms, double-glazed windows with electric shutters, and is connected to the mains drainage system. Central heating is provided by a town gas condensing boiler installed in 2012. On ground level, there is the potential to create a self-contained apartment, with existing connections already in place for a bathroom.

### Upstairs:

Entrance / Hallway (12 m2): Tiled floor, built-in closet, warm air vent

Living Room (27 m2): Varnished parquet (2017), two French doors opening onto a wraparound balcony (3 sides of the house)

Bedroom 1 (16 m2): Varnished parquet (2017), built-in wardrobe, warm air vent



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Bedroom 2 (13.5 m2): Varnished parquet (2017), warm air vent

Fitted Kitchen (14 m2): Tiled floor, French door to balcony and stairs to the garden, warm air vent

Shower Room (7 m2): Tiled floor, shower, double sink

Separate WC (1.8 m2): Tiled floor

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Ground Level:

Hallway (8 m2) serving:

Bedroom 3 (11 m2): Laminate flooring, French door

Bedroom 4 (11.5 m2): Linoleum floor, French door

Utility Room (10 m2): Laminate flooring, gas boiler (2012), 200L hot water tank

Room / Office (16 m2): Concrete floor, French door (possible 5th bedroom)

Garage (27 m2): Linoleum over concrete floor, sink, space for one vehicle, plumbing ready for a future bathroom

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Exterior:

Fully enclosed and well-maintained garden with vegetable plot

Two vehicular access gates

Wooden garden shed for storage

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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)

Built: 1965

## **Common**

Bedrooms: 4

Bathrooms: 1

Finished sq. ft.: 131 sq m



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Lot Size: 646 sq m

## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Utility details

Heating: Yes

## Building details

Number of Floors: 2

## Lease terms

Date Available:

## Additional information

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.912.431

