



€139780 - Ruffec : Attractive 2 Bedroom Bungalow With Garden And Garage



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 160,793.19

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Jun 04, 2025

Description:

Charming bungalow located in a quiet environment and close to the shops of Ruffec. You'll be charmed by its brightness, functional layout, and enclosed, private garden. Upon entering discover a spacious, light-filled living area opening onto a terrace. The separate kitchen, in its original condition, requires updating to your taste. The sleeping area includes two bedrooms and a well-maintained shower room with a walk-in shower. All the windows are double-glazed PVC. There is also a garage and a utility room.

Ground Floor:

Entrance: 9 m2, tiled floor
Hallway: 3.5 m2, tiled, large cupboard
Separate WC: 1 m2, tiled, with a window
Living room/lounge: 42 m2, parquet flooring, fireplace with insert, 4 French doors
Kitchen: 9 m2, tiled, fitted, with a French door
Bedroom 1: 11 m2, laminate flooring
Bedroom 2: 9 m2, laminate flooring, large closets
Shower room: 5 m2, tiled, walk-in shower, sink, cupboard



Exterior:

Garage: 24 m2, concrete floor

Cellar

Utility room: 15 m2, tiled, oil boiler

Storage room with oil tank

Tiled terrace (south-facing), enclosed garden with wooden shed, PVC gate

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Built: 1972

Common

Bedrooms: 2

Bathrooms: 1

Finished sq. ft.: 96 sq m

Lot Size: 596 sq m

Room details

Total rooms: 3

Building details

Number of Floors: 1

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX6.986.607



IMLIX

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