



€145160 - 3 Bedroom Ruffec Town Centre Property In a Quiet Location With Garages

Agent Info

Name:	Christophe GUAY
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Name:	
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since:	
Service Type:	Selling a Property
Specialties:	
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Listing details

Property for:	Sale
Price:	USD 169,600.85

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Jul 08, 2025

Description:

Just a short walk from local shops, this lovely 3-bedroom bungalow with a basement has everything to please: a spacious, light-filled living room, a balcony perfect for enjoying breakfast in the sun, and a pleasant garden with a charming vine-covered pathway, plus a great spot to play petanque with friends. There are electric shutters throughout, central heating, mains drainage — and as a bonus, two garages, a real asset for storage or parking. All this in a quiet street with little traffic, offering a peaceful and practical living environment.

Ground floor :

- Entrance / Hallway (12m2): tiled floor
- Living room (30m2): parquet flooring, French doors to balcony
- Kitchen (10.5m2): tiled floor
- Bathroom (5m2): tiled floor, Italian shower, washbasin



-WC (2m2): tiled floor, washbasin

-Bedroom (10.5m2): parquet floor, closet

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Basement :

Garage with remote-controlled electric door (30m2): tiled floor

-Bedroom (16m2): lino, heated

-Room / Storage room (5m2): tiled floor

-Laundry / Boiler room (8m2): boiler, 2 sinks, water filter, cumulus heater

-Corridor (5m2): tiled floor

Exterior:

-Balcony, front garden and fully enclosed rear garden.

-PVC gates in very good condition

-Second garage/workshop (31m2) with mezzanine

-Garden tool shed

All on a surface area of 80m2.

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

Condition: Very Good

Common

Bedrooms: 3

Bathrooms: 1

Finished sq. ft.: 97 sq m



Lot Size: 1.079 sq m

Room details

Total rooms: 4

Utility details

Heating: Yes

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX7.236.569

