



## Town House with Garden, Garage and Outbuildings - €125530



### Agent Info

Name:	Christophe GUAY
Company Name:	Agence TIC Ruffec
Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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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 145,046.55

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Apr 22, 2025

### Description:

Situated in the centre of town, a stone's throw from shops, schools and all amenities, this charming three-storey house offers a unique living environment with views of the chateau. The property comprises three spacious bedrooms all on one floor. A garage with space for 2 cars, a basement, a convertible attic and outbuildings complete the property, offering additional space to suit your needs.

You will also enjoy a private garden, with a superb 76-year-old lime tree, a truly charming and historic feature. The house has gas central heating and is connected to mains drainage. Renovation work is required to bring the property up to date and realise its full potential.

### Ground floor

- Corridor / Entrance (17.3m<sup>2</sup>): carpeted
- Living room (24.1m<sup>2</sup>): wooden floor, fireplace
- Dining room (32.15m<sup>2</sup>): wooden floor, fireplace
- WC (1.7m<sup>2</sup>): wooden floor, washbasin
- Corridor (1.7m<sup>2</sup>): tiled floor
- Kitchen (17.92m<sup>2</sup>): tiled floor, simple
- Room 2 / Utility room (10.3m<sup>2</sup>): tiled, access by stairs to basement

### First Floor

- Landing (7.98m<sup>2</sup>): parquet flooring



- Bedroom 1 (13.4m<sup>2</sup>): parquet floor
- Bedroom 2 (14.14m<sup>2</sup>): parquet floor
- Bedroom 3 (22.87m<sup>2</sup>): parquet flooring
- Bathroom (10.15m<sup>2</sup>): lino, WC, bidet, bath, washbasin
- Convertible attic (approx. 60m<sup>2</sup>): 4 windows and 2 Velux windows
- Basement
- Cellar
- Boiler room
- WC and urinal
- Room: parquet floor, access to Room 2
- Room to renovate
- 2nd cellar further down, garage area with space for 2 cars
- Outside
- Garden
- All on a surface area of 582m<sup>2</sup>

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	173 sq m
Lot Size:	582 sq m
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Number of Floors:	1
Orientation:	N

## Lease terms

Date Available:

## Additional information

Virtual tour URL: <https://youtu.be/>

## Contact information

IMLIX ID: IX7.344.837



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