

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



## 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 147,489.95

## 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 (13.4m2): parquet floor
- Bedroom 2 (14.14m2): parquet floor
- Bedroom 3 (22.87m2): parquet flooring
- Bathroom (10.15m2): lino, WC, bidet, bath, washbasin
- Convertible attic (approx. 60m2): 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 582m2

**Common**

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

**Room details**

Total rooms:	7
--------------	---

**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



**IMLIX Real Estate Marketplace**  
<https://www.imlix.com/>

---

