



## Town House in a Quiet Street - €169600



### 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
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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 199,269.46

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Mar 24, 2025

### Description:

3-bedroom house 5 minutes' walk from Ruffec town centre. The house is located in a residential street with little traffic, with greenery and the river 'le Lien' flowing by. The house has a double garage and a beautiful terraced garden with lovely views over the Ruffec countryside. The house is ideal for a family wanting to be close to amenities and schools.

### Basement

- Room (8m2): parquet flooring
- Room (9m2): parquet flooring
- Room (17m2): concrete
- Garage (18m2): concrete, for one car, electric door
- Garage (24m2) : concrete, for one car, electric door

### Living area

- Living room (24m2): parquet flooring
- Fitted kitchen (19m2): parquet flooring, laundry area, access to terrace and garden
- Landing (6m2): parquet flooring
- WC (1m2): parquet flooring
- Shower room (4m2): parquet flooring, walk-in shower, washbasin
- Bedroom 1 (10m2): parquet flooring, wardrobe



- Bedroom 2 (8m2): parquet flooring
- Bedroom 3 (11m2): parquet flooring
- Outside
- Terraced garden

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	100 sq m
Lot Size:	427 sq m
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Number of Floors:	1
Orientation:	S

## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://youtu.be/">https://youtu.be/</a>
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## Contact information

IMLIX ID:	IX7.344.901
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