



Town House in a Quiet Street - €169600



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
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 196,807.11

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
--------------	---

Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX7.344.901

