



3 Bedroom Ruffec Town Centre Property In a Quiet Location With Garages - €141560



Agent Info

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Name:
Country: France
Experience since: 1985
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
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Listing details

Property for: Sale
Price: USD 165,419.76

Location

Country: France
ZIP code: 16700
Posted: Jul 25, 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



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- 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.

Common

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|------------|---|
| Bedrooms: | 3 |
| Bathrooms: | 1 |

Room details

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|--------------|---|
| Total rooms: | 4 |
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Lease terms

Date Available:

Contact information

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| IMLIX ID: | IX7.371.308 |
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