



## Detached House For Sale In Ruffec with Basement and Fenced Garden - €139,750



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	USD 163,304.68

### Location

Country:	France
ZIP code:	16700
Posted:	Jul 25, 2025

### Description:

2-bedroom detached house with basement with pretty garden a stone's throw from Ruffec town centre. The house is heated by a heat exchange pump, is double glazed and has a new septic tank. ; mains drainage is also available.

### Basement (70m2)

- Fitted summer kitchen (10m2) with direct access to the garden
- Garage for one car
- Workshop area

### First floor

- Entrance (6m2): tiled floor, cupboard
- Living room (25m2): parquet flooring, bay window opening onto balcony
- Fitted kitchen (7m2): tiled floor
- Shower room (3m2): tiled floor, walk-in shower, washbasin
- Bedroom 1 (9m2): parquet flooring
- Bedroom 2 (10m2): parquet flooring
- WC (1m2): tiled floor

### Outside

- Enclosed garden with fruit trees
- Courtyard in front of the house



---

## Common

Bedrooms:	2
Bathrooms:	1

## Room details

Total rooms:	3
--------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.371.311
-----------	-------------

