



Ruffec House For Sale With 3 Bedrooms, Garden and Garage. - €96,750



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
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 113,419.82

Location

Country:	France
ZIP code:	16700
Posted:	Sep 09, 2025

Description:

Ideally located close to all shops and amenities in the town of Ruffec, this 1970s house offers a bright and pleasant living environment. It features 3 bedrooms, a welcoming living room, a functional kitchen, and a garage. The property also benefits from a flat, enclosed, and easy-to-maintain garden—perfect for enjoying sunny days in peace. Whether you're looking for a primary residence or a rental investment, this house has great potential. It was previously rented for €600 per month, offering a solid return opportunity.

Ground Floor:

Entrance 3m² Tiled floor WC 1m² Tiled floor Living Room 14m² Tiled floor, patio doors onto the front courtyard Fitted Kitchen/Dining Room 20m² Tiled floor/parquet, garage access Adjoining Garage 15m² Concrete floor, insulated roof, hot water tank, laundry area

Upstairs:

Landing 4m² Parquet floor, cupboard space Bedroom 9m² Parquet floor Bedroom 9.5m² Parquet floor, built-in wardrobe, French window onto a small balcony Bedroom 9.2m² Parquet floor, built-in wardrobe Bathroom 3m² Tiled, walk-in shower, sink, extractor fan Insulated loft

Exterior:

Front, gated courtyard and a flat, enclosed garden at the rear. All 420m².

Common



Bedrooms: 3
Bathrooms: 1

Room details

Total rooms: 5

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.521.621

