



Charming 1970s house in a quiet street in the heart of Ruffec - €107,500



Agent Info

Name:	Christophe GUAY
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Specialties:	
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Listing details

Property for:	Sale
Price:	USD 123,486.49

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Oct 22, 2025

Description:

Ideally located on a peaceful street just a short walk from the market square, shops, and all amenities, this light-filled home offers comfort and convenience in a sought-after central location. The property features a bright living room, a fully fitted kitchen, and three bedrooms. The basement level includes space for one car and a room that could easily be converted into an additional bedroom, home office, or hobby room. Additional features include oil-fired central heating and connection to the mains drainage system. Outside, you'll find a private, enclosed garden that's easy to maintain, along with off-street parking. The property sits on a 469 m2 plot.

GROUND FLOOR:

- Fitted kitchen (10.5m2): tiled floor, doors to terrace- Entrance (10m2): tiled floor, cupboard space- Living room (26.40m2): tiled floor, fireplace insert, 3 French doors to garden and terrace- Bedroom 1 (9.4m2): laminate flooring- Bedroom 2 (10.6m2): laminate flooring, hand basin- WC (1m2): tiled floor- Shower room (4.5m2): tiled floor, shower, hand basin- Bedroom 3 (11.6m2): tiled floor, French door to garden

BASEMENT:

- Garage: space for one car- Boiler room- 1400L tank- Room (15m2): carpeted floor

EXTERIOR:

- Storage room + Shed- Parking- Garden enclosed by hedges All within a surface area of 469m2



Built: 1971

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 85 sq m
Lot Size: 469 sq m
Floor Number: 1

Room details

Total rooms: 4

Building details

Number of Floors: 1

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.725.465

