

# Stylish Town House in the Heart of Old Ruffec - €179900



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

## Listing details

Property for:	Sale
Price:	USD 211,371.32

## Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Dec 18, 2025

### Description:

NEW! Stylish and Modern Town House in the heart of the historic district of Ruffec. Just a short walk from the church, this little gem is in perfect condition. With its two sunny courtyards and double garage, it is the ideal place to relax on holiday, with the market, restaurants, and bars only five minutes away on foot.

This house offers many advantages: a quiet setting (located in a peaceful cul-de-sac), double glazing, electric shutters, mains gas heating, mains drainage, pleasant outdoor spaces to soak up the evening sun, and bright, airy bedrooms. A great opportunity for buyers looking for a property in town.

### Ground Floor

Entrance hall (2 m<sup>2</sup>): tiled floor

WC (1.5 m<sup>2</sup>): tiled floor

Utility room / Pantry (3 m<sup>2</sup>): tiled floor

Fully fitted kitchen (8 m<sup>2</sup>) SCHMIDT brand kitchen; Door to rear terrace and outdoor dining area.

Living room (35 m<sup>2</sup>): tiled floor and sliding doors to terrace and outdoor dining area.

### First Floor

Landing (4 m<sup>2</sup>): tiled floor

Bedroom 1 (8 m<sup>2</sup>): floating parquet flooring, balcony

Bedroom 2 (14 m<sup>2</sup>): floating parquet flooring, balcony, built-in wardrobe

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Bedroom 3 (10 m2): floating parquet flooring, built-in wardrobe  
WC (1.5 m2): tiled floor  
Bathroom (6.5 m2): tiled floor, shower, double basins, bathtub with shower  
ExteriorCourtyards at the front and rear  
Double garage attached to the house with communicating door.  
Built: 2007

**Common**

Bedrooms: 3  
Bathrooms: 1  
Finished sq. ft.: 97 sq m  
Lot Size: 33 sq m  
Floor Number: 1

**Room details**

Total rooms: 4

**Building details**

Number of Floors: 1  
Orientation: S

**Lease terms**

Date Available:

**Additional information**

Virtual tour URL: <https://youtu.be/UfwxeFZx9Aw>

**Contact information**

IMLIX ID: IX8.019.451

