



Comfortable 3-Bedroomed Bungalow With Large Garden- 7km from Ruffec - €145150



Agent Info

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

Property for:	Sale
Price:	USD 170,542.23

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16240
Posted:	Jan 07, 2026

Description:

Attractive detached bungalow with 3 bedrooms, offering great potential.

The property is largely double glazed and benefits from a new oil-fired central heating system installed in 2024. Located in a quiet village between Ruffec and Villefagnan, it enjoys a peaceful setting while remaining close to local amenities.

Outside, there is a large, fully enclosed garden, ideal and secure for children and pets. Two garages complete the property, providing sheltered parking and additional storage space.

An ideal opportunity for a main residence or holiday home, and well worth viewing!

Ground floor:

- Living room (27m2): tiled floor, French windows
- Kitchen (10.5m2): tiled floor, fitted
- Boiler room (2m2): tiled floor
- Toilet (1m2): tiled floor
- Pantry (4m2): tiled floor, water softener
- Hallway (5m2): tiled floor
- Bathroom (4m2): tiled floor, shower, sink
- Bedroom 1 (8.5m2): tiled floor
- Bedroom 2 (11m2): tiled floor



-Bedroom 3 (13m2): tiled floor

Outside:

-Terrace

-Enclosed garden

-Garage: 2 cars, breeze blocks, electricity and water

-Garage: 1 small car

-Small outbuilding

All on a 2934m2 plot

Built: 1981

Common

Bedrooms: 3

Bathrooms: 1

Finished sq. ft.: 89 sq m

Lot Size: 2934 sq m

Floor Number: 1

Room details

Total rooms: 4

Building details

Number of Floors: 1

Orientation: SW

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/ggX38CaMPzY>

Contact information

IMLIX ID: IX8.035.504

