



Charming Townhouse with 3 Bedrooms and Enclosed Garden in Ruffec - €143225



Agent Info

Name:	Christophe GUAY
Company Name:	Agence TIC Ruffec
Name:	
Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 165,492.65

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Feb 18, 2026

Description:

Ideally located just a 5-minute walk from the town centre, this detached home offers the perfect balance between convenience and privacy.

From the moment you step inside, you'll feel its warm and welcoming atmosphere. The property features three generously sized bedrooms, one of which opens onto a private balcony through French doors  perfect for enjoying a morning coffee in the sun or unwinding in the evening.

Outside, the fully enclosed garden provides a peaceful retreat, ideal for children, pets, or summer gatherings with family and friends.

For year-round comfort, the home is connected to mains gas and also benefits from a wood-burning insert fireplace, creating wonderfully cosy winter evenings by the fire. It is fully connected to the mains drains for added convenience.

The kitchen and bathroom were completely renovated in 2024, offering a fresh, modern feel and allowing you to move straight in without any work required.

A charming and comfortable home, ready to begin its next chapter with you!

GROUND FLOOR:

- Entrance hall (2.10m²): parquet flooring
- WC (1.12m²): parquet flooring
- Living room (19.47m²): parquet flooring, French windows, fireplace insert



- Kitchen (9.65m²): laminate flooring, fitted
- Dining room (13.82m²): laminate flooring, bay window, electric radiator
- Laundry/boiler room (3m²): linoleum flooring, access to Cellar (approx. 20m²)

FIRST FLOOR:

- Landing (6.58m²): parquet flooring
- Bedroom 1 (15.5m²): parquet flooring, French windows opening onto a balcony
- Bedroom 2 (13.28m²): parquet flooring
- Bedroom 3 (11.15m²): parquet flooring, cupboard
- Bathroom (7.15m²): linoleum flooring, clawfoot bathtub, washbasin, shower; WC, cupboard

OUTSIDE:

- Enclosed front garden
- Enclosed rear garden

All on a 515m² plot

Built: 1964

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 100 sq m
Lot Size: 515 sq m
Floor Number: 1

Room details

Total rooms: 5

Building details

Number of Floors: 1
Orientation: SW

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/G4siEcHZW-M>

Contact information

IMLIX ID: IX8.195.040



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

