



3-Bedroom House with Basement and Garden 🏡 Central Ruffec - €117200



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 135,421.46

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Mar 02, 2026

Description:

Perfectly situated in a quiet cul-de-sac in the heart of the vibrant town of Ruffec, this charming 3-bedroom bungalow with a basement is ready to move into. The roof has been recently replaced, and it features gas central heating with a secondary wood-burning boiler. It is connected to mains drainage. Outside, the enclosed, landscaped garden of 665m² offers a peaceful setting, and the balcony is ideal for enjoying your morning coffee or an evening aperitif.

Entrance 12.15m² Tiled floor, built-in cupboards Kitchen 12.19m² Tiled floor, built-in cupboard Living room 28.27m² Tiled floor, two French doors opening onto the balcony Bedroom 10.72m² Linoleum flooring, built-in wardrobe Bedroom 9.68m² Linoleum flooring Bedroom 10.5m² Carpeted floor Bathroom 5.19m² Tiled floor, washbasin, bidet, bathtub with shower WC 1.08m² Tiled floor

Basement:

90m² Concrete floor, laundry area with two sinks Mains gas boiler and old wood-burning boiler Parking space for two cars

Exterior:

Enclosed garden with trees, 665m² Breezeblock garden storeroom

Common



Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	90 sq m
Lot Size:	665 sq m
Floor Number:	1

Room details

Total rooms:	4
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Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:	
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Additional information

Virtual tour URL:	https://youtu.be/Y1JDDuaBXsE
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Contact information

IMLIX ID:	IX8.223.478
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