



## €139780 - Ruffec : Attractive 2 Bedroom Bungalow With Garden And Garage



### Informações do Revendedor

Name:	Christophe GUAY
Nome da	Agence TIC Ruffec
Empresa:	
País:	França
Experience	1985
since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 160,793.19

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
Adicionado:	04/06/2025

### Informação adicional:

Charming bungalow located in a quiet environment and close to the shops of Ruffec. You'll be charmed by its brightness, functional layout, and enclosed, private garden. Upon entering discover a spacious, light-filled living area opening onto a terrace. The separate kitchen, in its original condition, requires updating to your taste. The sleeping area includes two bedrooms and a well-maintained shower room with a walk-in shower. All the windows are double-glazed PVC. There is also a garage and a utility room.

### Ground Floor:

Entrance: 9 m2, tiled floor  
Hallway: 3.5 m2, tiled, large cupboard  
Separate WC: 1 m2, tiled, with a window  
Living room/lounge: 42 m2, parquet flooring, fireplace with insert, 4 French doors  
Kitchen: 9 m2, tiled, fitted, with a French door  
Bedroom 1: 11 m2, laminate flooring  
Bedroom 2: 9 m2, laminate flooring, large closets



---

Shower room: 5 m2, tiled, walk-in shower, sink, cupboard

-----

Exterior:

Garage: 24 m2, concrete floor

Cellar

Utility room: 15 m2, tiled, oil boiler

Storage room with oil tank

Tiled terrace (south-facing), enclosed garden with wooden shed, PVC gate

-----

Information on the risks to which this property is exposed is available on the Georisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Construído: 1972

## Comum

Quartos de dormir: 2

Banheiro: 1

Pés quadrados acabados: 96 m<sup>2</sup>

Tamanho do lote: 596 m<sup>2</sup>

## Room details

Total rooms: 3

## Building details

Número de pisos: 1

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.986.607



# IMLIX

**Mercado Imobiliário IMLIX**

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

---

