



Charming 1970s house in a quiet street in the heart of Ruffec - €107,500



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:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 107,500

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	22/10/2025

Informação adicional:

Ideally located on a peaceful street just a short walk from the market square, shops, and all amenities, this light-filled home offers comfort and convenience in a sought-after central location. The property features a bright living room, a fully fitted kitchen, and three bedrooms. The basement level includes space for one car and a room that could easily be converted into an additional bedroom, home office, or hobby room. Additional features include oil-fired central heating and connection to the mains drainage system. Outside, you'll find a private, enclosed garden that's easy to maintain, along with off-street parking. The property sits on a 469 m2 plot.

GROUND FLOOR:

- Fitted kitchen (10.5m2): tiled floor, doors to terrace- Entrance (10m2): tiled floor, cupboard space- Living room (26.40m2): tiled floor, fireplace insert, 3 French doors to garden and terrace- Bedroom 1 (9.4m2): laminate flooring- Bedroom 2 (10.6m2): laminate flooring, hand basin- WC (1m2): tiled floor- Shower room (4.5m2): tiled floor, shower, hand basin- Bedroom 3 (11.6m2): tiled floor, French door to garden

BASEMENT:

- Garage: space for one car- Boiler room- 1400L tank- Room (15m2): carpeted floor

EXTERIOR:



- Storage room + Shed- Parking- Garden enclosed by hedgesAll within a surface area of 469m2
Construído: 1971

Comum

Quartos de dormir: 3
Banheiro: 1
Pés quadrados acabados: 85 m²
Tamanho do lote: 469 m²
Floor Number: 1

Room details

Total rooms: 4

Building details

Número de pisos: 1

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.725.465

