



## Stylish Town House in the Heart of Old Ruffec - €179900



### 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 211,371.32

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	18/12/2025

#### Informação adicional:

**NEW!** Stylish and Modern Town House in the heart of the historic district of Ruffec. Just a short walk from the church, this little gem is in perfect condition. With its two sunny courtyards and double garage, it is the ideal place to relax on holiday, with the market, restaurants, and bars only five minutes away on foot.

This house offers many advantages: a quiet setting (located in a peaceful cul-de-sac), double glazing, electric shutters, mains gas heating, mains drainage, pleasant outdoor spaces to soak up the evening sun, and bright, airy bedrooms. A great opportunity for buyers looking for a property in town.

#### Ground Floor

Entrance hall (2 m2): tiled floor

WC (1.5 m2): tiled floor

Utility room / Pantry (3 m2): tiled floor

Fully fitted kitchen (8 m2) SCHMIDT brand kitchen; Door to rear terrace and outdoor dining area.

Living room (35 m2): tiled floor and sliding doors to terrace and outdoor dining area.

#### First Floor

Landing (4 m2): tiled floor

Bedroom 1 (8 m2): floating parquet flooring, balcony



Bedroom 2 (14 m2): floating parquet flooring, balcony, built-in wardrobe

Bedroom 3 (10 m2): floating parquet flooring, built-in wardrobe

WC (1.5 m2): tiled floor

Bathroom (6.5 m2): tiled floor, shower, double basins, bathtub with shower

Exterior Courtyards at the front and rear

Double garage attached to the house with communicating door.

Construído: 2007

## Comum

Quartos de dormir: 3

Banheiro: 1

Pés quadrados acabados: 97 m<sup>2</sup>

Tamanho do lote: 33 m<sup>2</sup>

Floor Number: 1

## Room details

Total rooms: 4

## Building details

Número de pisos: 1

Orientation: S

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://youtu.be/UfwxeFZx9Aw>

## Contact information

IMLIX ID: IX8.019.451

