

# Comfortable 3-Bedroomed Bungalow With Large Garden- 7km from Ruffec - €145150



## 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:	EUR 145,150

## Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16240
Adicionado:	07/01/2026

### Informação adicional:

Attractive detached bungalow with 3 bedrooms, offering great potential.

The property is largely double glazed and benefits from a new oil-fired central heating system installed in 2024. Located in a quiet village between Ruffec and Villefagnan, it enjoys a peaceful setting while remaining close to local amenities.

Outside, there is a large, fully enclosed garden, ideal and secure for children and pets. Two garages complete the property, providing sheltered parking and additional storage space.

An ideal opportunity for a main residence or holiday home, and well worth viewing!

### Ground floor:

- Living room (27m<sup>2</sup>): tiled floor, French windows
- Kitchen (10.5m<sup>2</sup>): tiled floor, fitted
- Boiler room (2m<sup>2</sup>): tiled floor
- Toilet (1m<sup>2</sup>): tiled floor
- Pantry (4m<sup>2</sup>): tiled floor, water softener
- Hallway (5m<sup>2</sup>): tiled floor
- Bathroom (4m<sup>2</sup>): tiled floor, shower, sink
- Bedroom 1 (8.5m<sup>2</sup>): tiled floor

- Bedroom 2 (11m2): tiled floor
- Bedroom 3 (13m2): tiled floor

Outside:

- Terrace
- Enclosed garden
- Garage: 2 cars, breeze blocks, electricity and water
- Garage: 1 small car
- Small outbuilding

All on a 2934m<sup>2</sup> plot

Construído: 1981

### Comum

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	89 m <sup>2</sup>
Tamanho do lote:	2934 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms: 4

### Building details

Número de pisos: 1  
Orientation: SW

### Lease terms

Date Available:

### Informação adicional

Virtual tour URL: <https://youtu.be/ggX38CaMPzY>

### Contact information

IMLIX ID: IX8.035.504

