Charming Townhouse with 3 Bedrooms and Enclosed Garden in Ruffec - €143225

Informações do Revendedor

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

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 165,492.65

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	18/02/2026

Informação adicional:

Ideally located just a 5-minute walk from the town centre, this detached home offers the perfect balance between convenience and privacy.

From the moment you step inside, you'll feel its warm and welcoming atmosphere. The property features three generously sized bedrooms, one of which opens onto a private balcony through French doors – perfect for enjoying a morning coffee in the sun or unwinding in the evening.

Outside, the fully enclosed garden provides a peaceful retreat, ideal for children, pets, or summer gatherings with family and friends.

For year-round comfort, the home is connected to mains gas and also benefits from a wood-burning insert fireplace, creating wonderfully cosy winter evenings by the fire. It is fully connected to the mains drains for added convenience.

The kitchen and bathroom were completely renovated in 2024, offering a fresh, modern feel and allowing you to move straight in without any work required.

A charming and comfortable home, ready to begin its next chapter with you!

GROUND FLOOR:

-Entrance hall (2.10m2): parquet flooring

-WC (1.12m2): parquet flooring

-Living room (19.47m2): parquet flooring, French windows, fireplace insert
-Kitchen (9.65m2): laminate flooring, fitted
-Dining room (13.82m2): laminate flooring, bay window, electric radiator
-Laundry/boiler room (3m2): linoleum flooring, access toCellar (approx. 20m2)
FIRST FLOOR:
-Landing (6.58m2): parquet flooring
-Bedroom 1 (15.5m2): parquet flooring, French windows opening onto a balcony
-Bedroom 2 (13.28m2): parquet flooring
-Bedroom 3 (11.15m2): parquet flooring, cupboard
-Bathroom (7.15m2): linoleum flooring, clawfoot bathtub, washbasin, shower; WC, cupboard
OUTSIDE:
-Enclosed front garden
-Enclosed rear garden
All on a 515m2 plot

Construído:	1964

Comum

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	100 m^2
Tamanho do lote:	515 m^2
Floor Number:	1

Room details

Total rooms:	5

Building details

Número de pisos:	1
Orientation:	SW

Lease terms

Date Available:	

Informação adicional

Virtual tour URL:	https://youtu.be/G4siEcHZW-M

Contact information

IMLIX ID:	IX8.195.040