



3-Bedroom House with Basement and Garden [?] Central Ruffec - €117200



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
Telephone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 134,398.76

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	02/03/2026

Informação adicional:

Perfectly situated in a quiet cul-de-sac in the heart of the vibrant town of Ruffec, this charming 3-bedroom bungalow with a basement is ready to move into. The roof has been recently replaced, and it features gas central heating with a secondary wood-burning boiler. It is connected to mains drainage. Outside, the enclosed, landscaped garden of 665m² offers a peaceful setting, and the balcony is ideal for enjoying your morning coffee or an evening aperitif.

Entrance 12.15m² Tiled floor, built-in cupboards
Kitchen 12.19m² Tiled floor, built-in cupboard
Living room 28.27m² Tiled floor, two French doors opening onto the balcony
Bedroom 10.72m² Linoleum flooring, built-in wardrobe
Bedroom 9.68m² Linoleum flooring
Bedroom 10.5m² Carpeted floor
Bathroom 5.19m² Tiled floor, washbasin, bidet, bathtub with shower
WC 1.08m² Tiled floor

Basement:

90m² Concrete floor, laundry area with two sinks
Mains gas boiler and old wood-burning boiler
Parking space for two cars

Exterior:

Enclosed garden with trees, 665m²
Breezeblock garden storeroom

Comum



Quartos de dormir: 3
Banheiro: 1
Pés quadrados acabados: 90 m²
Tamanho do lote: 665 m²
Floor Number: 1

Room details

Total rooms: 4

Building details

Número de pisos: 1
Orientation: W

Lease terms

Date Available:

Informação adicional

Virtual tour URL: <https://youtu.be/Y1JDDuaBXsE>

Contact information

IMLIX ID: IX8.223.478

