



## Beautiful Renovated Village House with a Garden and Lovely Views - €180850



### 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:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalhes do anúncio

|               |             |
|---------------|-------------|
| Imóveis para: | Venda       |
| Preço:        | EUR 180,850 |

### Localização

|                        |                    |
|------------------------|--------------------|
| Country:               | França             |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade:                | Ruffec             |
| CEP:                   | 16240              |
| Adicionado:            | 03/08/2026         |

#### Informação adicional:

A spacious, light-filled house situated in Montjean, where essential local shops are available. Set in a very quiet street, you can enjoy views of the countryside from the garden. This 4-bedroom house, with one bedroom on the ground floor, has been renovated by the owner using high-quality materials (including rot-proof timber). The numerous window frames allow plenty of natural light into every room. The property is completely private and not overlooked.

Ideal for a family looking for a property that's ready to move into!

#### Ground floor

Fitted kitchen (18m<sup>2</sup>): tiled floor, access to the cellar

Dining room (19m<sup>2</sup>): tiled floor, wood-burning insert

Bedroom 1 (13m<sup>2</sup>): tiled floor

Hallway (3m<sup>2</sup>): tiled floor

Shower room (2m<sup>2</sup>): tiled floor and walls, washbasin, toilet, shower, mechanical ventilation

Laundry room (11m<sup>2</sup>): tiled floor, washing machine connection, electric water heater

#### First floor

Mezzanine/Landing (10m<sup>2</sup>): parquet flooring

Bedroom 2 (22m<sup>2</sup>): parquet flooring



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Bedroom 3 (15.50m2): parquet flooring, accessed via bedroom 2  
Hallway (3m2) : parquet flooring  
Walk-in wardrobe (1.50m2) : laminate flooring  
Bathroom (3m2) : tiled floor and walls, washbasin, toilet, bath and mechanical ventilation  
Outside  
Garden with a view  
Small outbuilding  
Wooden shed  
PVC garden sheds

## Comum

|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 4                  |
| Banheiro:               | 2                  |
| Pés quadrados acabados: | 150 m <sup>2</sup> |
| Tamanho do lote:        | 554 m <sup>2</sup> |
| Floor Number:           | 1                  |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                  |    |
|------------------|----|
| Número de pisos: | 1  |
| Orientation:     | SW |

## Lease terms

Date Available:

## Informação adicional

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/JFRRfiwKCG8">https://youtu.be/JFRRfiwKCG8</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.792.422 |
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