



Town House with Garden, Garage and Outbuildings - €125530



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 145,123.27

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	22.04.2025

Описание:

Situated in the centre of town, a stone's throw from shops, schools and all amenities, this charming three-storey house offers a unique living environment with views of the chateau. The property comprises three spacious bedrooms all on one floor. A garage with space for 2 cars, a basement, a convertible attic and outbuildings complete the property, offering additional space to suit your needs.

You will also enjoy a private garden, with a superb 76-year-old lime tree, a truly charming and historic feature. The house has gas central heating and is connected to mains drainage. Renovation work is required to bring the property up to date and realise its full potential.

Ground floor

- Corridor / Entrance (17.3m²): carpeted
- Living room (24.1m²): wooden floor, fireplace
- Dining room (32.15m²): wooden floor, fireplace
- WC (1.7m²): wooden floor, washbasin
- Corridor (1.7m²): tiled floor
- Kitchen (17.92m²): tiled floor, simple
- Room 2 / Utility room (10.3m²): tiled, access by stairs to basement

First Floor

- Landing (7.98m²): parquet flooring



- Bedroom 1 (13.4m²): parquet floor
- Bedroom 2 (14.14m²): parquet floor
- Bedroom 3 (22.87m²): parquet flooring
- Bathroom (10.15m²): lino, WC, bidet, bath, washbasin
- Convertible attic (approx. 60m²): 4 windows and 2 Velux windows
- Basement
- Cellar
- Boiler room
- WC and urinal
- Room: parquet floor, access to Room 2
- Room to renovate
- 2nd cellar further down, garage area with space for 2 cars
- Outside
- Garden
- All on a surface area of 582m²

Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	173 кв м
Площадь участка:	582 кв м
Floor Number:	1

Room details

Total rooms:	7
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Building details

Количество этажей:	1
Orientation:	N

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX7.344.837



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