



## 3 Bedroom Ruffec Town Centre Property In a Quiet Location With Garages - €141560



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

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 165,419.76

### Местоположение

Страна:	Франция
Почтовый индекс:	16700
Добавлено:	25.07.2025

#### Описание:

Just a short walk from local shops, this lovely 3-bedroom bungalow with a basement has everything to please: a spacious, light-filled living room, a balcony perfect for enjoying breakfast in the sun, and a pleasant garden with a charming vine-covered pathway, plus a great spot to play petanque with friends. There are electric shutters throughout, central heating, mains drainage ☑ and as a bonus, two garages, a real asset for storage or parking. All this in a quiet street with little traffic, offering a peaceful and practical living environment.

#### Ground floor :

- Entrance / Hallway (12m2): tiled floor
- Living room (30m2): parquet flooring, French doors to balcony
- Kitchen (10.5m2): tiled floor
- Bathroom (5m2): tiled floor, Italian shower, washbasin
- WC (2m2): tiled floor, washbasin
- Bedroom (10.5m2): parquet floor, closet
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#### Basement :

- Garage with remote-controlled electric door (30m2): tiled floor
- Bedroom (16m2): lino, heated
- Room / Storage room (5m2): tiled floor
- Laundry / Boiler room (8m2): boiler, 2 sinks, water filter, cumulus heater



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-Corridor (5m2): tiled floor

Exterior:

-Balcony, front garden and fully enclosed rear garden.

-PVC gates in very good condition

-Second garage/workshop (31m2) with mezzanine

-Garden tool shed

All on a surface area of 80m2.

## Общие

Спальни: 3

Ванные комнаты: 1

## Room details

Total rooms: 4

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.371.308

