



Beautifully Maintained Stone Bungalow with Spacious Garden and Outbuildings - €129,000



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 151,566.98

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Эрп
Почтовый индекс:	16140
Добавлено:	06.12.2025

Описание:

Charming stone building, renovated in the 1970s and transformed into a pleasant single-storey home. It offers three bright bedrooms, ideal for accommodating family, guests, or a home office depending on your needs. Located in a pleasant village between the market towns of Ruffec and Aigre. It features central gas heating, recently upgraded with new radiators, as well as double glazing with mosquito screens. A new wood-burning stove adds extra comfort for warm winters. The property also includes insulated attic space with flooring. A large hangar and a spacious garage offer great potential. The whole property sits on a large, fully enclosed (dog-proof) garden, perfect for enjoying the outdoors in peace. The roof has been cleaned recently, reflecting the general careful maintenance of this property. A warm and perfectly maintained home, just waiting for its new owners!

GROUND FLOOR:

Living room (19 m²): tiled floor, patio doors WC (1 m²): laminate floor Fitted Kitchen (9.5 m²): tiled floor, boiler (heating and hot water) Hallway / Entrance (12 m²): carpet over tile, useful storage cupboards Shower room (4 m²): laminate floor, WC, sink, shower, water softener Bedroom (17 m²): laminate floor, patio doors Bedroom (11.5 m²): wooden floor Bedroom (10.5 m²): wooden floor Veranda / Porch (8.5 m²): tiled floor

Exterior:

Hangar (70 m²): space for 2 cars, stone walls Garage: space for 1 car, electricity Small outbuilding: roof



redone in 2022
Enclosed garden
All on a total plot size of 1,311 m2.

Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	86 кв м
Площадь участка:	1311 кв м
Floor Number:	1

Room details

Total rooms:	4
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Building details

Количество этажей:	1
Orientation:	W

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL:	https://youtu.be/lufW8DlShrA
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Contact information

IMLIX ID:	IX8.009.870
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