



## Stylish Town House in the Heart of Old Ruffec - €179900



### Информация об агенте

Название:	Christophe GUAY
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Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 211,371.32

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	18.12.2025

#### Описание:

NEW! Stylish and Modern Town House in the heart of the historic district of Ruffec. Just a short walk from the church, this little gem is in perfect condition. With its two sunny courtyards and double garage, it is the ideal place to relax on holiday, with the market, restaurants, and bars only five minutes away on foot.

This house offers many advantages: a quiet setting (located in a peaceful cul-de-sac), double glazing, electric shutters, mains gas heating, mains drainage, pleasant outdoor spaces to soak up the evening sun, and bright, airy bedrooms. A great opportunity for buyers looking for a property in town.

#### Ground Floor

Entrance hall (2 m2): tiled floor

WC (1.5 m2): tiled floor

Utility room / Pantry (3 m2): tiled floor

Fully fitted kitchen (8 m2) SCHMIDT brand kitchen; Door to rear terrace and outdoor dining area.

Living room (35 m2): tiled floor and sliding doors to terrace and outdoor dining area.

#### First Floor

Landing (4 m2): tiled floor

Bedroom 1 (8 m2): floating parquet flooring, balcony

Bedroom 2 (14 m2): floating parquet flooring, balcony, built-in wardrobe



Bedroom 3 (10 m2): floating parquet flooring, built-in wardrobe  
WC (1.5 m2): tiled floor  
Bathroom (6.5 m2): tiled floor, shower, double basins, bathtub with shower  
Exterior Courtyards at the front and rear  
Double garage attached to the house with communicating door.  
Построен: 2007

## Общие

Спальни: 3  
Ванные комнаты: 1  
Готовые кв.м.: 97 кв м  
Площадь участка: 33 кв м  
Floor Number: 1

## Room details

Total rooms: 4

## Building details

Количество этажей: 1  
Orientation: S

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://youtu.be/UfwxeFZx9Aw>

## Contact information

IMLIX ID: IX8.019.451

