



Charming Townhouse with 3 Bedrooms and Enclosed Garden in Ruffec - €143225



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 165,492.65

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	18.02.2026

Описание:

Ideally located just a 5-minute walk from the town centre, this detached home offers the perfect balance between convenience and privacy.

From the moment you step inside, you'll feel its warm and welcoming atmosphere. The property features three generously sized bedrooms, one of which opens onto a private balcony through French doors  perfect for enjoying a morning coffee in the sun or unwinding in the evening.

Outside, the fully enclosed garden provides a peaceful retreat, ideal for children, pets, or summer gatherings with family and friends.

For year-round comfort, the home is connected to mains gas and also benefits from a wood-burning insert fireplace, creating wonderfully cosy winter evenings by the fire. It is fully connected to the mains drains for added convenience.

The kitchen and bathroom were completely renovated in 2024, offering a fresh, modern feel and allowing you to move straight in without any work required.

A charming and comfortable home, ready to begin its next chapter with you!

GROUND FLOOR:

- Entrance hall (2.10m²): parquet flooring
- WC (1.12m²): parquet flooring
- Living room (19.47m²): parquet flooring, French windows, fireplace insert



- Kitchen (9.65m²): laminate flooring, fitted
- Dining room (13.82m²): laminate flooring, bay window, electric radiator
- Laundry/boiler room (3m²): linoleum flooring, access to Cellar (approx. 20m²)

FIRST FLOOR:

- Landing (6.58m²): parquet flooring
- Bedroom 1 (15.5m²): parquet flooring, French windows opening onto a balcony
- Bedroom 2 (13.28m²): parquet flooring
- Bedroom 3 (11.15m²): parquet flooring, cupboard
- Bathroom (7.15m²): linoleum flooring, clawfoot bathtub, washbasin, shower; WC, cupboard

OUTSIDE:

- Enclosed front garden
- Enclosed rear garden

All on a 515m² plot

Построен: 1964

Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	100 кв м
Площадь участка:	515 кв м
Floor Number:	1

Room details

Total rooms:	5
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Building details

Количество этажей:	1
Orientation:	SW

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL:	https://youtu.be/G4siEcHZW-M
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Contact information

IMLIX ID:	IX8.195.040
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