



## 3-Bedroom House with Basement and Garden [?] Central Ruffec - €117200



### 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 135,421.46

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	02.03.2026

#### Описание:

Perfectly situated in a quiet cul-de-sac in the heart of the vibrant town of Ruffec, this charming 3-bedroom bungalow with a basement is ready to move into. The roof has been recently replaced, and it features gas central heating with a secondary wood-burning boiler. It is connected to mains drainage. Outside, the enclosed, landscaped garden of 665m<sup>2</sup> offers a peaceful setting, and the balcony is ideal for enjoying your morning coffee or an evening aperitif.

Entrance 12.15m<sup>2</sup> Tiled floor, built-in cupboards  
Kitchen 12.19m<sup>2</sup> Tiled floor, built-in cupboard  
Living room 28.27m<sup>2</sup> Tiled floor, two French doors opening onto the balcony  
Bedroom 10.72m<sup>2</sup> Linoleum flooring, built-in wardrobe  
Bedroom 9.68m<sup>2</sup> Linoleum flooring  
Bedroom 10.5m<sup>2</sup> Carpeted floor  
Bathroom 5.19m<sup>2</sup> Tiled floor, washbasin, bidet, bathtub with shower  
WC 1.08m<sup>2</sup> Tiled floor

#### Basement:

90m<sup>2</sup> Concrete floor, laundry area with two sinks  
Mains gas boiler and old wood-burning boiler  
Parking space for two cars

#### Exterior:

Enclosed garden with trees, 665m<sup>2</sup>  
Breezeblock garden storeroom

### Общие



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Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	90 кв м
Площадь участка:	665 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/Y1JDDuaBXsE>

## Contact information

IMLIX ID: IX8.223.478

