



Town House with Garden, Garage and Outbuildings - €125530



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 147,489.95

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	22.04.2025
Açıklama:	

Situated in the centre of town, a stone's throw from shops, schools and all amenities, this charming three-storey house offers a unique living environment with views of the chateau. The property comprises three spacious bedrooms all on one floor. A garage with space for 2 cars, a basement, a convertible attic and outbuildings complete the property, offering additional space to suit your needs.

You will also enjoy a private garden, with a superb 76-year-old lime tree, a truly charming and historic feature. The house has gas central heating and is connected to mains drainage. Renovation work is required to bring the property up to date and realise its full potential.

Ground floor

- Corridor / Entrance (17.3m2): carpeted
- Living room (24.1m2): wooden floor, fireplace
- Dining room (32.15m2): wooden floor, fireplace
- WC (1.7m2): wooden floor, washbasin
- Corridor (1.7m2): tiled floor
- Kitchen (17.92m2): tiled floor, simple
- Room 2 / Utility room (10.3m2): tiled, access by stairs to basement

First Floor

- Landing (7.98m2): parquet flooring



- Bedroom 1 (13.4m2): parquet floor
- Bedroom 2 (14.14m2): parquet floor
- Bedroom 3 (22.87m2): parquet flooring
- Bathroom (10.15m2): lino, WC, bidet, bath, washbasin
- Convertible attic (approx. 60m2): 4 windows and 2 Velux windows
- Basement
- Cellar
- Boiler room
- WC and urinal
- Room: parquet floor, access to Room 2
- Room to renovate
- 2nd cellar further down, garage area with space for 2 cars
- Outside
- Garden
- All on a surface area of 582m2

Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	173 m2
Arazi Büyüklüğü:	582 m2
Floor Number:	1

Room details

Total rooms:	7
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Building details

Kat Sayısı:	1
Orientation:	N

Lease terms

Date Available:

Ek Bilgiler

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

IMLIX ID:	IX7.344.837
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