



## Comfortable 3-Bedroomed Bungalow With Large Garden- 7km from Ruffec - €145150



### 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:       | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### İlan Detayları

|            |             |
|------------|-------------|
| İçin mülk: | Satılık     |
| Fiyat:     | EUR 145,150 |

### Konum

|                      |                    |
|----------------------|--------------------|
| Ülke:                | France             |
| Eyalet/Bölge/ Şehir: | Nouvelle-Aquitaine |
| Şehir/İlçe:          | Ruffec             |
| Posta kodu:          | 16240              |
| Yayınlandı:          | 07.01.2026         |

### Açıklama:

Attractive detached bungalow with 3 bedrooms, offering great potential.

The property is largely double glazed and benefits from a new oil-fired central heating system installed in 2024. Located in a quiet village between Ruffec and Villefagnan, it enjoys a peaceful setting while remaining close to local amenities.

Outside, there is a large, fully enclosed garden, ideal and secure for children and pets. Two garages complete the property, providing sheltered parking and additional storage space.

An ideal opportunity for a main residence or holiday home, and well worth viewing!

### Ground floor:

- Living room (27m2): tiled floor, French windows
- Kitchen (10.5m2): tiled floor, fitted
- Boiler room (2m2): tiled floor
- Toilet (1m2): tiled floor
- Pantry (4m2): tiled floor, water softener
- Hallway (5m2): tiled floor
- Bathroom (4m2): tiled floor, shower, sink
- Bedroom 1 (8.5m2): tiled floor
- Bedroom 2 (11m2): tiled floor



# IMLIX

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<https://www.imlix.com/tr/>

-Bedroom 3 (13m2): tiled floor

Outside:

-Terrace

-Enclosed garden

-Garage: 2 cars, breeze blocks, electricity and water

-Garage: 1 small car

-Small outbuilding

All on a 2934m2 plot

Yıl: 1981

## Genel Bilgiler

Yatak odası: 3

Banyo: 1

Bitmiş metrekare: 89 m2

Arazi Büyüklüğü: 2934 m2

Floor Number: 1

## Room details

Total rooms: 4

## Building details

Kat Sayısı: 1

Orientation: SW

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/ggX38CaMPzY>

## Contact information

IMLIX ID: IX8.035.504

