



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



### 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:	USD 135,421.46

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	02.03.2026

### Açıklama:

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>  
Breezblock garden storeroom

### Genel Bilgiler

Yatak odası:	3
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# IMLIX

IMLIX Gayrimenkul Pazarı

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

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Banyo: 1  
Bitmiş metrekare: 90 m2  
Arazi Büyüklüğü: 665 m2  
Floor Number: 1

## Room details

Total rooms: 4

## Building details

Kat Sayısı: 1  
Orientation: W

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/Y1JDDuaBXsE>

## Contact information

IMLIX ID: IX8.223.478

