



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## €118250 - Charming 3-Bedroom Home in Ruffec

### معلومات الوكيل

Christophe GUAY	اسم:
Agence TIC Ruffec	اسم الشركة:
France	بلد:
1985	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+33 (545) 710-046	هاتف:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 118,250

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Ruffec  
نشر: 22/01/2025  
وصف:

Charming and conveniently located, this lovely 3-bedroom home in Ruffec offers the perfect blend of comfort and accessibility. Just a short distance from shops, schools, and the train station, it's ideal for modern living. The southwest-facing, spacious open-plan living, kitchen, and dining area is bathed in natural light, with French doors leading to a delightful covered terrace - perfect for relaxing or entertaining. The private, enclosed rear garden, surrounded by hedges, adds an extra touch of tranquility to this inviting home. Currently rented out until March 2026 at 770€ per month.

### Ground floor

-Living room (32.22m<sup>2</sup>) comprising fitted kitchen, dining room and sitting room: tiled floor

-Corridor (4m<sup>2</sup>): laminated flooring

-Office (8.66m<sup>2</sup>): laminated flooring, possibility of bedroom

-Hallway (2.6m<sup>2</sup>): tiled floor, cupboard (possibility to remove this cupboard and to have direct access to the garden, door already in place)



-WC (1.11m<sup>2</sup>) - tiled floor, washbasin

-Garage / Utility room: space for one car, concrete floor

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1st Floor

-Landing (3.94m<sup>2</sup>): wooden floor

-WC (1.16m<sup>2</sup>): tiled floor

-Bathroom (2.74m<sup>2</sup>): tiled floor, walk-in shower, washbasin

-Bedroom 1 (8.15m<sup>2</sup>): wooden floor

-Bedroom 2 (10.27m<sup>2</sup>): wooden floor, balcony

-Bedroom 3 (9m<sup>2</sup>): wooden floor, wardrobe

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Outside

-Covered terrace

-Enclosed garden

All on a total surface area of 329m<sup>2</sup>

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Information on the risks to which this property is exposed is available on the Georisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

1970

بنيت:

**مشترك**

3

غرف نوم:

1

الحمامات:

م 87

تشطيب قدم مربع:

م 329

حجم كبير:

**Room details**

5

Total rooms:



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Fitted kitchen

Indoor Features:

### Building details

2

عدد الطوابق:

### Lease terms

Date Available:

### Contact information

IX6.617.247

IMLIX ID:

