



## €139780 - Detached House For Sale In Ruffec with Basement and Fenced Garden



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 139,780

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	10.12.2024

#### Beschreibung:

2-bedroom detached house with basement with pretty garden a stone's throw from Ruffec town centre. The house is heated by a heat exchange pump, is double glazed and has a new septic tank. ; mains drainage is also available.

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Basement (70m2)

-Fitted summer kitchen (10m2) with direct access to the garden

-Garage for one car

-Workshop area

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First floor

-Entrance (6m2): tiled floor, cupboard



-Living room (25m<sup>2</sup>): parquet flooring, bay window opening onto balcony

-Fitted kitchen (7m<sup>2</sup>): tiled floor

-Shower room (3m<sup>2</sup>): tiled floor, walk-in shower, washbasin

-Bedroom 1 (9m<sup>2</sup>): parquet flooring

-Bedroom 2 (10m<sup>2</sup>): parquet flooring

-WC (1m<sup>2</sup>): tiled floor

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Outside

-Enclosed garden with fruit trees

-Courtyard in front of the house

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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)

## **Allgemein**

Schlafzimmer:	2
Badezimmer:	1
Fertige m <sup>2</sup> :	71 m <sup>2</sup>
Grundstücksgröße:	1.208 m <sup>2</sup>

## **Zimmerdetails**

Zimmer insgesamt:	3
Innenausstattung:	Fitted kitchen

## **Gebäudedetails**

Anzahl Etagen:	2
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:	IX6.487.257
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IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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