



€186000 - Beautiful Detached House For Sale with Independent Accommodation in Ruffec



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:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 186,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	17.12.2024

Beschreibung:

Detached house with 4 bedrooms, 5 minutes' walk from Ruffec town centre. The house can easily be divided into 2 independent dwellings and already has a fitted kitchen, bathroom with WC, reception room and bedroom on the ground floor. The house is heated by mains gas central heating (recent boiler). A lovely, peaceful exterior will enable you to make the most of the fine summer days and the West facing balcony is the ideal spot to watch the sun set with a glass of wine. This property is in excellent condition, so all you need to do is put your suitcases down and it's ideal for a family.

Basement/Ground floor

- Workshop/lounge (25.78m²): concrete floor, heated
- Fitted kitchen (15.6m²): tiled floor, heated
- Bedroom 1 (15.57m²): tiled floor



- Storage room (6.23m²): concrete floor
- Utility room (3m²): tiled floor
- Bathroom (5m²): tiled floor, bath, shower, washbasin, WC

Living area

- Corridor/Entrance (10.31m²): tiled floor
- Fitted kitchen (13.19m²): tiled floor
- Shower room (6.31m²): tiled floor, washbasin, WC, walk-in shower
- 2nd WC (1.35m²): tiled floor
- Bedroom 2 (11.71m²): parquet flooring
- Bedroom 3 (9.24m²): parquet flooring, wardrobe
- Bedroom 4 (11.81m²): parquet flooring
- Living room (26.81m²): parquet flooring, door to west facing balcony
- Stairwell (3m²)

Outside

- Covered terrace
- Metal shed
- Metal workshop with electricity
- Enclosed garden with fruit trees

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Zustand: **Ausgezeichnet**



Gebaut: 1974

Allgemein

Schlafzimmer: 4
Badezimmer: 2
Fertige m²: 157 m²
Grundstücksgröße: 996 m²

Zimmerdetails

Zimmer insgesamt: 5
Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.508.477

