



€300000 - Elegant High Quality Brand New Home near 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 300,000

Standort

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

Beschreibung:

Elegant and bright brand new home in a pretty village just 5 minutes from Ruffec town centre. Built in January 2024, this beautiful house has 3 bedrooms, an office, a large living room, kitchen with a view of the garden and the fields beyond as well as a large garage. Equipped with a brand new septic tank system and heat pump central heating. There are a few finishing touches to do - the flooring in the bedrooms and planting in the garden to add your own stamp - otherwise you can move straight in with all modern comforts. With a large, enclosed garden, there's room for pool later on if you wish, this superb house is perfect for a family, close to school and all the shops, bars and restaurants in Ruffec.

Ground Floor

Living Room/Kitchen : 58,07m², tiled floor

Office : 9,06m², parquet flooring

Corridor : 7,09m², tiled floor



WC : 1,55m², tiled floor

Salle de Bains : 6,42m², with bath and independent shower, tiled floor

Bedroom 1 : 11,01m², concrete floor

Bedroom 2 : 11,80m², concrete floor

Bedroom 3 : 10,77m², concrete floor

Boiler Room : 8,77m², concrete floor

Garage : 26,42m², concrete floor

Outside

Enclosed garden 2340m²

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

Gebaut: 2024

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	115 m ²
Grundstücksgröße:	2.491 m ²

Zimmerdetails

Zimmer insgesamt:	5
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Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
Anzahl Etagen:	1

Mietbedingungen

Verfügbar ab:



IMLIX

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

Kontaktinformation

IMLIX ID:

IX6.508.480

