



€118250 - Charming 3-Bedroom Home 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 118,250

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	22.01.2025

Beschreibung:

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 (32.22m²) comprising fitted kitchen, dining room and sitting room: tiled floor
- Corridor (4m²): laminated flooring
- Office (8.66m²): laminated flooring, possibility of bedroom



-Hallway (2.6m²): tiled floor, cupboard (possibility to remove this cupboard and to have direct access to the garden, door already in place)

-WC (1.11m²) - tiled floor, washbasin

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

1st Floor

-Landing (3.94m²): wooden floor

-WC (1.16m²): tiled floor

-Bathroom (2.74m²): tiled floor, walk-in shower, washbasin

-Bedroom 1 (8.15m²): wooden floor

-Bedroom 2 (10.27m²): wooden floor, balcony

-Bedroom 3 (9m²): wooden floor, wardrobe

Outside

-Covered terrace

-Enclosed garden

All on a total surface area of 329m²

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

www.georisques.gouv.fr

Gebaut: 1970

Allgemein

Schlafzimmer: 3

Badezimmer: 1

Fertige m²: 87 m²

Grundstücksgröße: 329 m²



Zimmerdetails

Zimmer insgesamt: 5
Innenausstattung: Fitted kitchen

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.617.247

