



## €149950 - Lovely 3-Bedroom Bungalow With Basement 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 149,950

### Standort

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

### Beschreibung:

Lovely 3-bedroom bungalow in very good condition located in the popular town of Ruffec, just a short distance from all commerce, restaurants, schools and the train station. With convenient access either through the basement or directly into the bungalow, it's especially practical when parking in the garage with your shopping. The property benefits from oil central heating, double glazing, mains drainage a good energy rating.

Spend your summer evenings unwinding in the private courtyard, complete with a covered terrace. For those with green fingers, the spacious garden offers ample room to grow your own vegetables and already has a selection of fruit trees planted.

### Basement

-Entrance (11m<sup>2</sup>): tiled floor

-Utility room (12m<sup>2</sup>): tiled floor (electric heating with remote control)



-Garage (76m<sup>2</sup>) - concrete, Chappee boiler, new oil tank, space for one car. Possibility of adding a WC, existing connection.

-Cellar (3m<sup>2</sup>) - clay floor

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## Ground floor

-Bedroom 1 (11m<sup>2</sup>): parquet flooring

-Bedroom 2 (9.5m<sup>2</sup>): parquet flooring

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

-Bathroom (6m<sup>2</sup>): lino, 2 basins, WC, heated towel rail

-Bedroom 3 (10.5m<sup>2</sup>): parquet flooring, closet

-Fitted kitchen (13m<sup>2</sup>) - tiled floor, French window to garden

Living room (31m<sup>2</sup>) - tiled floor, wood-burning stove, 2 French windows (1 to balcony)

-Corridor (5m<sup>2</sup>) - tiled floor

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## Exterior

-Enclosed garden & courtyard with covered terrace on a 900m<sup>2</sup> plot

-Garden shed with electricity

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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)

Zustand: Sehr gut

Gebaut: 1979

## **Allgemein**

Schlafzimmer: 3

Badezimmer: 1

Fertige m<sup>2</sup>: 111 m<sup>2</sup>



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Grundstücksgröße: 900 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 4  
Innenausstattung: Fitted kitchen

### Versorgungsdetails

Heizung: Ja

### Gebäudedetails

Anzahl Etagen: 2

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID: IX6.617.248

