



## €141900 - Impeccable and unique character house 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 141,900

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	29.01.2025

#### Beschreibung:

Fully renovated character house with 3 bedrooms and courtyard. This property is ideally located in Ruffec, within walking distance of shops, schools and restaurants.

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Ground floor (VMC with humidity sensor)

-Entrance hall (13.8m<sup>2</sup>)

-Dressing room/bedroom (9.37m<sup>2</sup>): laminate flooring

-Bathroom (8.3m<sup>2</sup>): laminate flooring, shower, washbasin, heated towel rail and a second radiator connected to the central heating system

-Bedroom (14.24m<sup>2</sup>): laminate flooring, exposed stonework

-WC (1.57m<sup>2</sup>): laminate flooring, washbasin



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1st Floor

Kitchen/Dining room (46.66m<sup>2</sup>): fitted, laminate flooring, wood burner

2nd floor

-Bedroom (17.11m<sup>2</sup>): laminate flooring, sloping ceiling

-En-suite bathroom: laminate flooring, WC (macerator), bath, washbasin, shower, heated towel rail

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Outside

Enclosed courtyard with garden shed

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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:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	111 m <sup>2</sup>
Grundstücksgröße:	98 m <sup>2</sup>

### Zimmerdetails

Zimmer insgesamt:	4
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### Versorgungsdetails

Heizung:	Ja
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### Gebäudedetails

Anzahl Etagen:	3
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### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID:	IX6.625.192
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IMLIX

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

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