



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



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 186,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	17/12/2024

### Περιγραφή:

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 (25.78m<sup>2</sup>): concrete floor, heated

-Fitted kitchen (15.6m<sup>2</sup>): tiled floor, heated

-Bedroom 1 (15.57m<sup>2</sup>): tiled floor



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- Storage room (6.23m<sup>2</sup>): concrete floor
  - Utility room (3m<sup>2</sup>): tiled floor
  - Bathroom (5m<sup>2</sup>): tiled floor, bath, shower, washbasin, WC
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## Living area

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

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

Κατάσταση:                      Excellent



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Κατασκευάστηκε: 1974

## Κοινά

Κρεβατοκάμαρες: 4  
Μπάνια: 2  
Τελειωμένα τετραγωνικά πόδια: 157 τ.μ  
Μέγεθος αυλής: 996 τ.μ

## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Utility details

Heating: Ναι

## Building details

Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.508.477

