



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



### Info Agente

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Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 186,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	17/12/2024

### Descripción:

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.

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### 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



- 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)

Condición: **Excellent**



Fabricado: 1974

### **Común**

Dormitorios: 4  
Baños: 2  
Pies cuadrados terminados: 157 m2  
Tamaño del lote: 996 m2

### **Room details**

Total rooms: 5  
Indoor Features: Fitted kitchen

### **Utility details**

Heating: Sí

### **Building details**

Número de plantas: 2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.508.477

