



## €223000 - Detached Bungalow With Glorious Gardens 5 minutes from Ruffec



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 240,068.92

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	12/04/2024

### Description:

5 minutes from Ruffec, detached bungalow 138 m2, comprising a living room of 44m2, 3 bedrooms + an office. Enclosed grounds of 3332m2.

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### More details:

A 44m2 living room, fitted and equipped kitchen with hob and extractor, tiled floor, fireplace (insert), PVC double glazing. VMC.

A cellar/back kitchen 21,93, floor covering, a wooden door and window, double glazing. A sink.

A bedroom 14,72m2 with its terrace, parquet flooring, PVC bay window, a WC and a washbasin, cupboard.

Corridor 9,75m2, tiled floor, attic access hatch.

A second WC 1,25m2, tiled floor. VMC.

Shower room 10.12 m2, double washbasin, large shower, wooden French window, double glazing.

Bedroom 11.85 m2, parquet flooring, large cupboards, wooden French window, double glazing.

Bedroom 11.72m2, parquet flooring, large wardrobes, wooden French window, double glazing;



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A 10m2 study, parquet flooring, cupboards, a wooden French window, double glazing.

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Outside:

Enclosed grounds with trees of 3332m2, a small outbuilding at the bottom of the garden.

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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)

Année: 1983

### Commun

Chambres: 4  
Salle de bains: 1  
Pied carré fini: 138 m<sup>2</sup>  
Dimensions du lot: 3.332 m<sup>2</sup>

### Room details

Total rooms: 6

### Building details

Nombre de pieds carrés: 1

### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL: <http://www.youtube.com/embed/FQxs74sJraQ>

### Contact information

IMLIX ID: IX5.635.152

