



## €149800 - 2-bedroom bungalow



### 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 165,648

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	17/05/2024

#### Description:

One-storey house, rare in Ruffec, very well maintained. Lovely garden of 990m<sup>2</sup>. Gas central heating.

Two bedrooms with the possibility of a third. Double glazed windows. An insulated, gravelled cellar.

#### More details:

A 43m<sup>2</sup> living room with a fitted and equipped kitchen with hob and extractor, dining/living room, tiled floor.

A 16m<sup>2</sup> bedroom with parquet flooring and two windows;

Bedroom 18m<sup>2</sup>, parquet flooring, one window.

A 4m<sup>2</sup> shower room, tiled, double, vanity unit.



A 2m2 WC, tiled floor, one window.

A cellar of 22m2, cement, gas boiler, hot water tank, a door giving onto a terrace (possibility of making a bedroom, large window).

Plus: A gravelled and insulated cellar.

-----

Outside:

A garage (for a small car) with two doors.

A small outbuilding (for storing garden tools).

-----

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)

## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	83 m <sup>2</sup>
Dimesions du lot:	990 m <sup>2</sup>

## Room details

Total rooms:	3
--------------	---

## Utility details

Heating:	Oui
----------	-----

## Building details

Nombre de pieds carrés:	1
-------------------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.752.383
-----------	-------------



IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

---

