



€186000 - Beautiful Detached House For Sale with Independent Accommodation in 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
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 186,000

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	17/12/2024

Description:

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 (25.78m²): concrete floor, heated
- Fitted kitchen (15.6m²): tiled floor, heated
- Bedroom 1 (15.57m²): tiled floor



- Storage room (6.23m²): concrete floor
- Utility room (3m²): tiled floor
- Bathroom (5m²): tiled floor, bath, shower, washbasin, WC

Living area

- Corridor/Entrance (10.31m²): tiled floor
- Fitted kitchen (13.19m²): tiled floor
- Shower room (6.31m²): tiled floor, washbasin, WC, walk-in shower
- 2nd WC (1.35m²): tiled floor
- Bedroom 2 (11.71m²): parquet flooring
- Bedroom 3 (9.24m²): parquet flooring, wardrobe
- Bedroom 4 (11.81m²): parquet flooring
- Living room (26.81m²): parquet flooring, door to west facing balcony
- Stairwell (3m²)

Outside

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

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Condition: **Excellent**



Année: 1974

Commun

Chambres: 4
Salle de bains: 2
Pied carré fini: 157 m²
Dimensions du lot: 996 m²

Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Building details

Nombre de pieds carrés: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.508.477

