

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



Information de l'agent

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

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

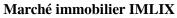
- -Corridor/Entrance (10.31m2): tiled floor
- -Fitted kitchen (13.19m2): tiled floor
- -Shower room (6.31m2): tiled floor, washbasin, WC, walk-in shower
- -2nd WC (1.35m2): tiled floor
- -Bedroom 2 (11.71m2): parquet flooring
- -Bedroom 3 (9.24m2): parquet flooring, wardrobe
- -Bedroom 4 (11.81m2): parquet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



https://www.imlix.com/fr/



Année:	1974	
Commun		
Chambres:	4	
Salle de bains:	2	
Pied carré fini:	157 m ²	
Dimesions du lot:	996 m ²	
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	
		Tel 3402-752-752-753-684 Tel

