



€300000 - Elegant High Quality Brand New Home near Ruffec



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
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 300,000

Location

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

Description:

Elegant and bright brand new home in a pretty village just 5 minutes from Ruffec town centre. Built in January 2024, this beautiful house has 3 bedrooms, an office, a large living room, kitchen with a view of the garden and the fields beyond as well as a large garage. Equipped with a brand new septic tank system and heat pump central heating. There are a few finishing touches to do - the flooring in the bedrooms and planting in the garden to add your own stamp - otherwise you can move straight in with all modern comforts. With a large, enclosed garden, there's room for pool later on if you wish, this superb house is perfect for a family, close to school and all the shops, bars and restaurants in Ruffec.

Ground Floor

Living Room/Kitchen : 58,07m2, tiled floor

Office : 9,06m2, parquet flooring

Corridor : 7,09m2, tiled floor



WC : 1,55m2, tiled floor

Salle de Bains : 6,42m2, with bath and independent shower, tiled floor

Bedroom 1 : 11,01m2, concrete floor

Bedroom 2 : 11,80m2, concrete floor

Bedroom 3 : 10,77m2, concrete floor

Boiler Room : 8,77m2, concrete floor

Garage : 26,42m2, concrete floor

Outside

Enclosed garden 2340m2

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

Année: 2024

Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	115 m ²
Dimesions du lot:	2.491 m ²

Room details

Total rooms:	5
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Utility details

Heating:	Oui
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Building details

Outdoor Amenities:	Pool
Nombre de pieds carrés:	1

Lease terms

Date Available:



IMLIX

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

Contact information

IMLIX ID:

IX6.508.480

