



€118250 - Charming 3-Bedroom Home 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
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 118,250

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	22/01/2025

Description:

Charming and conveniently located, this lovely 3-bedroom home in Ruffec offers the perfect blend of comfort and accessibility. Just a short distance from shops, schools, and the train station, it's ideal for modern living. The southwest-facing, spacious open-plan living, kitchen, and dining area is bathed in natural light, with French doors leading to a delightful covered terrace - perfect for relaxing or entertaining. The private, enclosed rear garden, surrounded by hedges, adds an extra touch of tranquility to this inviting home. Currently rented out until March 2026 at 770€ per month.

Ground floor

- Living room (32.22m²) comprising fitted kitchen, dining room and sitting room: tiled floor
- Corridor (4m²): laminated flooring
- Office (8.66m²): laminated flooring, possibility of bedroom



-Hallway (2.6m²): tiled floor, cupboard (possibility to remove this cupboard and to have direct access to the garden, door already in place)

-WC (1.11m²) - tiled floor, washbasin

-Garage / Utility room: space for one car, concrete floor

1st Floor

-Landing (3.94m²): wooden floor

-WC (1.16m²): tiled floor

-Bathroom (2.74m²): tiled floor, walk-in shower, washbasin

-Bedroom 1 (8.15m²): wooden floor

-Bedroom 2 (10.27m²): wooden floor, balcony

-Bedroom 3 (9m²): wooden floor, wardrobe

Outside

-Covered terrace

-Enclosed garden

All on a total surface area of 329m²

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

Année: 1970

Commun

Chambres: 3

Salle de bains: 1

Pied carré fini: 87 m²

Dimesions du lot: 329 m²



Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Building details

Nombre de pieds carrés: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.617.247

