



## €149950 - Lovely 3-Bedroom Bungalow With Basement 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
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:	EUR 149,950

### Location

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

### Description:

Lovely 3-bedroom bungalow in very good condition located in the popular town of Ruffec, just a short distance from all commerce, restaurants, schools and the train station. With convenient access either through the basement or directly into the bungalow, it's especially practical when parking in the garage with your shopping. The property benefits from oil central heating, double glazing, mains drainage a good energy rating.

Spend your summer evenings unwinding in the private courtyard, complete with a covered terrace. For those with green fingers, the spacious garden offers ample room to grow your own vegetables and already has a selection of fruit trees planted.

### Basement

- Entrance (11m2): tiled floor
- Utility room (12m2): tiled floor (electric heating with remote control)



-Garage (76m<sup>2</sup>) - concrete, Chappee boiler, new oil tank, space for one car. Possibility of adding a WC, existing connection.

-Cellar (3m<sup>2</sup>) - clay floor

-----

## Ground floor

-Bedroom 1 (11m<sup>2</sup>): parquet flooring

-Bedroom 2 (9.5m<sup>2</sup>): parquet flooring

-WC (2m<sup>2</sup>): tiled floor

-Bathroom (6m<sup>2</sup>): lino, 2 basins, WC, heated towel rail

-Bedroom 3 (10.5m<sup>2</sup>): parquet flooring, closet

-Fitted kitchen (13m<sup>2</sup>) - tiled floor, French window to garden

Living room (31m<sup>2</sup>) - tiled floor, wood-burning stove, 2 French windows (1 to balcony)

-Corridor (5m<sup>2</sup>) - tiled floor

-----

## Exterior

-Enclosed garden & courtyard with covered terrace on a 900m<sup>2</sup> plot

-Garden shed with electricity

-----

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)

Condition: Very Good

Année: 1979

## Commun

Chambres: 3

Salle de bains: 1

Pied carré fini: 111 m<sup>2</sup>



Dimesions du lot: 900 m<sup>2</sup>

### Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

### Utility details

Heating: Oui

### Building details

Nombre de pieds carrés: 2

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.617.248

