



## €141900 - Impeccable and unique character house 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 141,900

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	29/01/2025

#### Description:

Fully renovated character house with 3 bedrooms and courtyard. This property is ideally located in Ruffec, within walking distance of shops, schools and restaurants.

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Ground floor (VMC with humidity sensor)

-Entrance hall (13.8m<sup>2</sup>)

-Dressing room/bedroom (9.37m<sup>2</sup>): laminate flooring

-Bathroom (8.3m<sup>2</sup>): laminate flooring, shower, washbasin, heated towel rail and a second radiator connected to the central heating system

-Bedroom (14.24m<sup>2</sup>): laminate flooring, exposed stonework

-WC (1.57m<sup>2</sup>): laminate flooring, washbasin



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1st Floor

Kitchen/Dining room (46.66m<sup>2</sup>): fitted, laminate flooring, wood burner

2nd floor

-Bedroom (17.11m<sup>2</sup>): laminate flooring, sloping ceiling

-En-suite bathroom: laminate flooring, WC (macerator), bath, washbasin, shower, heated towel rail

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Outside

Enclosed courtyard with garden shed

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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)

### Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	111 m <sup>2</sup>
Dimesions du lot:	98 m <sup>2</sup>

### Room details

Total rooms:	4
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### Utility details

Heating:	Oui
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### Building details

Nombre de pieds carrés:	3
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.625.192
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IMLIX

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

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