



## €196808 - Pretty House with Outbuildings



### Ügynök információ

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| Név:                 | Christophe GUAY                                             |
| Cégnév:              | Agence TIC Ruffec                                           |
| Ország:              | France                                                      |
| Experience since:    | 1985                                                        |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                        |
| Specialties:         |                                                             |
| Property Type:       | Apartments, Houses                                          |
| Telefon:             | +33 (545) 710-046                                           |
| Languages:           | French                                                      |
| Weboldal:            | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Hirdetés részletei

|           |             |
|-----------|-------------|
| Ingatlan: | Eladó       |
| Ár:       | EUR 196,808 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Ruffec             |
| Feladta:               | 2024. 12. 03.      |

### Leírás:

Beautiful village house about 5 minutes from Ruffec. The property comprises a pretty old house with bright rooms, an old house to renovate and other outbuildings, all set in a pretty walled courtyard with electric gate and very private. All you have to do is put your suitcases down in the main house and you can imagine all kinds of projects thanks to the potential of the outbuildings.

### Ground floor

- Entrance vestibule: tiled floor
- Fitted and equipped kitchen (19.93m<sup>2</sup>): tiled floor
- Utility room (6.02m<sup>2</sup>): tiled floor
- Lounge/dining room (40.35m<sup>2</sup>): tiled floor
- Games room (17.53m<sup>2</sup>): parquet flooring



-WC (1.16m<sup>2</sup>): tiled floor

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1st floor

-Landing (14.39m<sup>2</sup>): lino

-Bedroom 1 (6.99m<sup>2</sup>): laminate

-Bedroom 2 (12.15m<sup>2</sup>): laminate

-Bedroom 3 (5.72m<sup>2</sup>): laminate

-WC (0.63m<sup>2</sup>) : lino

-Bathroom (7.9m<sup>2</sup>) : laminate

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Outside

-Garden/Courtyard

-Terrace with pergola

-Small house to renovate

-Carport for 2 cars

-Barn

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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)

## Gyakori

|                    |        |
|--------------------|--------|
| Hálósobák:         | 3      |
| Fürdőszobák:       | 1      |
| Kész négyzetméter: | 132 nm |
| Telekméret:        | 891 nm |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details



Emeletek száma: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.443.368

