



€186000 - Beautiful Detached House For Sale with Independent Accommodation in Ruffec



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:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 186,000

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Feladta:	2024. 12. 17.

Leírás:

Detached house with 4 bedrooms, 5 minutes' walk from Ruffec town centre. The house can easily be divided into 2 independent dwellings and already has a fitted kitchen, bathroom with WC, reception room and bedroom on the ground floor. The house is heated by mains gas central heating (recent boiler). A lovely, peaceful exterior will enable you to make the most of the fine summer days and the West facing balcony is the ideal spot to watch the sun set with a glass of wine. This property is in excellent condition, so all you need to do is put your suitcases down and it's ideal for a family.

Basement/Ground floor

-Workshop/lounge (25.78m2): concrete floor, heated

-Fitted kitchen (15.6m2): tiled floor, heated

-Bedroom 1 (15.57m2): tiled floor

-Storage room (6.23m2): concrete floor



-Utility room (3m2): tiled floor

-Bathroom (5m2): tiled floor, bath, shower, washbasin, WC

Living area

-Corridor/Entrance (10.31m2): tiled floor

-Fitted kitchen (13.19m2): tiled floor

-Shower room (6.31m2): tiled floor, washbasin, WC, walk-in shower

-2nd WC (1.35m2): tiled floor

-Bedroom 2 (11.71m2): parquet flooring

-Bedroom 3 (9.24m2): parquet flooring, wardrobe

-Bedroom 4 (11.81m2): parquet flooring

-Living room (26.81m2): parquet flooring, door to west facing balcony

-Stairwell (3m2)

Outside

-Covered terrace

-Metal shed

-Metal workshop with electricity

-Enclosed garden with fruit trees

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

Állapot:

Új

Built:

1974



Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	157 nm
Telekméret:	996 nm

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating:	Yes
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Building details

Emeletek száma:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.508.477
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