



## €149950 - Lovely 3-Bedroom Bungalow With Basement 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 149,950

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Feladta:	2025. 01. 22.

#### Leírás:

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.

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#### Basement

-Entrance (11m2): tiled floor

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



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-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

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## 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

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## Exterior

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

-Garden shed with electricity

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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)

Állapot:	Használt
Built:	1979

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	111 nm
Telekméret:	900 nm



## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Utility details

Heating: Yes

## Building details

Emeletek száma: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.617.248

