



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

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Feladta:	2025. 01. 29.

### Leírás:

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)

### Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	111 nm
Telekméret:	98 nm

### Room details

Total rooms:	4
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### Utility details

Heating:	Yes
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### Building details

Emeletek száma:	3
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.625.192
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<https://www.imlix.com/hu/>

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