



## €132975 - Beautiful Views For This 3 Bedroom Property on Half an Acre. Very Close to 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:	USD 151,130.39

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Feladta:	2025. 04. 12.
Leírás:	

An impeccably maintained and modernised 1975 property with ground floor living above a very useful basement area. This light and airy property which offers the loveliest views has 3 bedrooms, a large shower room with luxury walk-in shower and a fully fitted kitchen. The practical basement area has space to park a car, a laundry area and a wine store with water softener. Outside the large garden on half an acre has various fruit trees and is fenced on 3 sides as well as 2 gates providing vehicular access. A useful block-built storeroom with cellar provides covered storage. Set in a very quiet hamlet and yet just a couple of minutes drive to the market town of Ruffec. The river Charente is close by offering lovely opportunity for walks and 2 riverside restaurants are within walking distance. The owners would consider leaving the property part-furnished too which would be ideal if you are looking for a ready-to-go holiday home.

### Ground Floor

- Living room (20m2): parquet flooring, 2 French doors to balcony with gorgeous views
- Fitted Kitchen (11.5m2): tiled flooring, French door to front courtyard



- Hallway (5m2): tiled flooring
- Shower room (5m2): tiled flooring, walk-in shower, sink, toilet, heated towel rail
- Bedroom (9m2): parquet flooring
- Bedroom (10m2): parquet flooring
- Bedroom (12m2): parquet flooring, French door to balcony, dressing area

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Basement (78m2) - concrete floor - parking space wine store with water softener - New electricity consumer unit installed around 2019 - 200 litres hot water tank 200 litres, laundry area

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## Exterior

- Garden fenced on 3 sides - Fruit trees - block-built storage shed - All on a surface area of 2007m2
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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)

Built: 1975

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	73 nm
Telekméret:	2.007 nm

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Emeletek száma:	1
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## Rental details

Furnished:	Yes
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## Lease terms



# IMLIX

IMLIX ingatlanpiac  
<https://www.imlix.com/hu/>

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Date Available:

## További információ

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID:

IX6.802.337

