



## €86000 - Town House with Enclosed Garden and Garage



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 86,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Publicato:	03/12/2024

### Descrizione:

Town house with 1 bedroom and an office that could be used as a bedroom, in a residential area of Ruffec. The property benefits from mains gas central heating and is connected to mains drainage. Ideal for a first purchase or rental investment, this property is quite rare on the market, both in terms of its location and its condition. A must-see!

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Basement

Garage of approx. 50m2 with concrete floor

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Ground floor

-Entrance hall (5.8m2): laminate

-Fitted kitchen (15.75m2): laminate



-Lounge (21.55m2): laminate

-Shower room (6.6m2): tiled floor, shower, washbasin, WC

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1st floor

-Landing (1.4m2): laminate

-Bedroom 1 (13.45m2): laminate

-Shower room (4.15m2): laminate, WC, washbasin

-Study/Children's bedroom (6.75m2): laminate, attic, velux window

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Outside

Enclosed garden

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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)

Costruito: 1938

### Comune

Camere da letto:	1
Bagni:	2
Finito piedi quadrati:	75 mq
Dimensione del lotto:	253 mq

### Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

### Utility details

Heating:	Si
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### Building details

Numero di piani:	2
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### Lease terms

Date Available:



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<https://www.imlix.com/it/>

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**Contact information**

IMLIX ID:

IX6.443.365

