



## €300000 - Elegant High Quality Brand New Home near Ruffec



### 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
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Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 300,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Pubblicato:	17/12/2024

### Descrizione:

Elegant and bright brand new home in a pretty village just 5 minutes from Ruffec town centre. Built in January 2024, this beautiful house has 3 bedrooms, an office, a large living room, kitchen with a view of the garden and the fields beyond as well as a large garage. Equipped with a brand new septic tank system and heat pump central heating. There are a few finishing touches to do - the flooring in the bedrooms and planting in the garden to add your own stamp - otherwise you can move straight in with all modern comforts. With a large, enclosed garden, there's room for pool later on if you wish, this superb house is perfect for a family, close to school and all the shops, bars and restaurants in Ruffec.

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### Ground Floor

Living Room/Kitchen : 58,07m<sup>2</sup>, tiled floor

Office : 9,06m<sup>2</sup>, parquet flooring

Corridor : 7,09m<sup>2</sup>, tiled floor



WC : 1,55m2, tiled floor

Salle de Bains : 6,42m2, with bath and independent shower, tiled floor

Bedroom 1 : 11,01m2, concrete floor

Bedroom 2 : 11,80m2, concrete floor

Bedroom 3 : 10,77m2, concrete floor

Boiler Room : 8,77m2, concrete floor

Garage : 26,42m2, concrete floor

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Outside

Enclosed garden 2340m2

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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: 2024

### Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	115 mq
Dimensione del lotto:	2.491 mq

### Room details

Total rooms:	5
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### Utility details

Heating:	Si
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### Building details

Outdoor Amenities:	Pool
Numero di piani:	1

### Lease terms

Date Available:



**IMLIX**

**Mercato Immobiliare IMLIX**  
<https://www.imlix.com/it/>

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**Contact information**

IMLIX ID:

IX6.508.480

