



## €118250 - Charming 3-Bedroom Home in 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
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 118,250

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Publicato:	22/01/2025

### Descrizione:

Charming and conveniently located, this lovely 3-bedroom home in Ruffec offers the perfect blend of comfort and accessibility. Just a short distance from shops, schools, and the train station, it's ideal for modern living. The southwest-facing, spacious open-plan living, kitchen, and dining area is bathed in natural light, with French doors leading to a delightful covered terrace - perfect for relaxing or entertaining. The private, enclosed rear garden, surrounded by hedges, adds an extra touch of tranquility to this inviting home. Currently rented out until March 2026 at 770€ per month.

### Ground floor

- Living room (32.22m<sup>2</sup>) comprising fitted kitchen, dining room and sitting room: tiled floor
- Corridor (4m<sup>2</sup>): laminated flooring
- Office (8.66m<sup>2</sup>): laminated flooring, possibility of bedroom



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-Hallway (2.6m<sup>2</sup>): tiled floor, cupboard (possibility to remove this cupboard and to have direct access to the garden, door already in place)

-WC (1.11m<sup>2</sup>) - tiled floor, washbasin

-Garage / Utility room: space for one car, concrete floor

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## 1st Floor

-Landing (3.94m<sup>2</sup>): wooden floor

-WC (1.16m<sup>2</sup>): tiled floor

-Bathroom (2.74m<sup>2</sup>): tiled floor, walk-in shower, washbasin

-Bedroom 1 (8.15m<sup>2</sup>): wooden floor

-Bedroom 2 (10.27m<sup>2</sup>): wooden floor, balcony

-Bedroom 3 (9m<sup>2</sup>): wooden floor, wardrobe

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## Outside

-Covered terrace

-Enclosed garden

All on a total surface area of 329m<sup>2</sup>

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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: 1970

## Comune

Camere da letto: 3

Bagni: 1

Finito piedi quadrati: 87 mq

Dimensione del lotto: 329 mq



## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.617.247

