



## €149800 - 2-bedroom bungalow



### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 165,648

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	17-05-2024

### Omschrijving:

One-storey house, rare in Ruffec, very well maintained. Lovely garden of 990m<sup>2</sup>. Gas central heating.

Two bedrooms with the possibility of a third. Double glazed windows. An insulated, gravelled cellar.

### More details:

A 43m<sup>2</sup> living room with a fitted and equipped kitchen with hob and extractor, dining/living room, tiled floor.

A 16m<sup>2</sup> bedroom with parquet flooring and two windows;

Bedroom 18m<sup>2</sup>, parquet flooring, one window.

A 4m<sup>2</sup> shower room, tiled, double, vanity unit.

A 2m<sup>2</sup> WC, tiled floor, one window.



A cellar of 22m2, cement, gas boiler, hot water tank, a door giving onto a terrace (possibility of making a bedroom, large window).

Plus: A gravelled and insulated cellar.

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Outside:

A garage (for a small car) with two doors.

A small outbuilding (for storing garden tools).

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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)

## **Algemeen**

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	83 m <sup>2</sup>
Lot Afmeting:	990 m <sup>2</sup>

## **Room details**

Total rooms:	3
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## **Utility details**

Heating:	Ja
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## **Building details**

Aantal verdiepingen:	1
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX5.752.383
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<https://www.imlix.com/nl/>

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