



## €139780 - Detached House For Sale In Ruffec with Basement and Fenced Garden



### 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:	EUR 139,780

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	10-12-2024

### Omschrijving:

2-bedroom detached house with basement with pretty garden a stone's throw from Ruffec town centre. The house is heated by a heat exchange pump, is double glazed and has a new septic tank. ; mains drainage is also available.

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Basement (70m2)

-Fitted summer kitchen (10m2) with direct access to the garden

-Garage for one car

-Workshop area

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First floor

-Entrance (6m2): tiled floor, cupboard



-Living room (25m2): parquet flooring, bay window opening onto balcony

-Fitted kitchen (7m2): tiled floor

-Shower room (3m2): tiled floor, walk-in shower, washbasin

-Bedroom 1 (9m2): parquet flooring

-Bedroom 2 (10m2): parquet flooring

-WC (1m2): tiled floor

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## Outside

-Enclosed garden with fruit trees

-Courtyard in front of the house

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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:	71 m <sup>2</sup>
Lot Afmeting:	1.208 m <sup>2</sup>

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Building details

Aantal verdiepingen:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.487.257
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<https://www.imlix.com/nl/>

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