



€186000 - Beautiful Detached House For Sale with Independent Accommodation in Ruffec



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:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 186,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	17-12-2024

Omschrijving:

Detached house with 4 bedrooms, 5 minutes' walk from Ruffec town centre. The house can easily be divided into 2 independent dwellings and already has a fitted kitchen, bathroom with WC, reception room and bedroom on the ground floor. The house is heated by mains gas central heating (recent boiler). A lovely, peaceful exterior will enable you to make the most of the fine summer days and the West facing balcony is the ideal spot to watch the sun set with a glass of wine. This property is in excellent condition, so all you need to do is put your suitcases down and it's ideal for a family.

Basement/Ground floor

-Workshop/lounge (25.78m²): concrete floor, heated

-Fitted kitchen (15.6m²): tiled floor, heated

-Bedroom 1 (15.57m²): tiled floor

-Storage room (6.23m²): concrete floor



-Utility room (3m²): tiled floor

-Bathroom (5m²): tiled floor, bath, shower, washbasin, WC

Living area

-Corridor/Entrance (10.31m²): tiled floor

-Fitted kitchen (13.19m²): tiled floor

-Shower room (6.31m²): tiled floor, washbasin, WC, walk-in shower

-2nd WC (1.35m²): tiled floor

-Bedroom 2 (11.71m²): parquet flooring

-Bedroom 3 (9.24m²): parquet flooring, wardrobe

-Bedroom 4 (11.81m²): parquet flooring

-Living room (26.81m²): parquet flooring, door to west facing balcony

-Stairwell (3m²)

Outside

-Covered terrace

-Metal shed

-Metal workshop with electricity

-Enclosed garden with fruit trees

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Conditie: Excellent

Gebouwd: 1974



Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	157 m ²
Lot Afmeting:	996 m ²

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ja
----------	----

Building details

Aantal verdiepingen:	2
----------------------	---

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.508.477

