



## €300000 - Elegant High Quality Brand New Home near 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 300,000

### Locatie

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

### Omschrijving:

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.

### Ground Floor

Living Room/Kitchen : 58,07m2, tiled floor

Office : 9,06m2, parquet flooring

Corridor : 7,09m2, 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)

Gebouwd: 2024

### **Algemeen**

Slaapkamers: 3  
Badkamers: 1  
Afgewerkte vierkante meter: 115 m<sup>2</sup>  
Lot Afmeting: 2.491 m<sup>2</sup>

### **Room details**

Total rooms: 5

### **Utility details**

Heating: Ja

### **Building details**

Outdoor Amenities: Pool  
Aantal verdiepingen: 1

### **Lease terms**

Date Available:



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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**Contact information**

IMLIX ID:

IX6.508.480

