



€141900 - Impeccable and unique character house 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 141,900

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	29-01-2025

Omschrijving:

Fully renovated character house with 3 bedrooms and courtyard. This property is ideally located in Ruffec, within walking distance of shops, schools and restaurants.

Ground floor (VMC with humidity sensor)

-Entrance hall (13.8m²)

-Dressing room/bedroom (9.37m²): laminate flooring

-Bathroom (8.3m²): laminate flooring, shower, washbasin, heated towel rail and a second radiator connected to the central heating system

-Bedroom (14.24m²): laminate flooring, exposed stonework

-WC (1.57m²): laminate flooring, washbasin



1st Floor

Kitchen/Dining room (46.66m²): fitted, laminate flooring, wood burner

2nd floor

-Bedroom (17.11m²): laminate flooring, sloping ceiling

-En-suite bathroom: laminate flooring, WC (macerator), bath, washbasin, shower, heated towel rail

Outside

Enclosed courtyard with garden shed

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

Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	111 m ²
Lot Afmeting:	98 m ²

Room details

Total rooms:	4
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Utility details

Heating:	Ja
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Building details

Aantal verdiepingen:	3
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.625.192



IMLIX

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

