



## €223000 - Detached house on one level 5 minutes from Ruffec



### Agent Info

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### Listing details

Property for: Sale  
 Price: USD 246,592.15

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Ruffec  
 Posted: Apr 12, 2024

### Description:

5 minutes from Ruffec, detached bungalow 138 m2, comprising a living room of 44m2, 3 bedrooms + an office. Enclosed grounds of 3332m2.

### More details:

A 44m2 living room, fitted and equipped kitchen with hob and extractor, tiled floor, fireplace (insert), PVC double glazing. VMC.

A cellar/back kitchen 21,93, floor covering, a wooden door and window, double glazing. A sink.

A bedroom 14,72m2 with its terrace, parquet flooring, PVC bay window, a WC and a washbasin, cupboard.

Corridor 9,75m2, tiled floor, attic access hatch.

A second WC 1,25m2, tiled floor. VMC.

Shower room 10.12 m2, double washbasin, large shower, wooden French window, double glazing.

Bedroom 11.85 m2, parquet flooring, large cupboards, wooden French window, double glazing.

Bedroom 11.72m2, parquet flooring, large wardrobes, wooden French window, double glazing;

A 10m2 study, parquet flooring, cupboards, a wooden French window, double glazing.

### Outside:

Enclosed grounds with trees of 3332m2, a small outbuilding at the bottom of the garden.



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)

Built: 1983

### **Common**

Bedrooms: 4  
Bathrooms: 1  
Finished sq. ft.: 138 sq m  
Lot Size: 3.332 sq m

### **Room details**

Total rooms: 6

### **Building details**

Number of Floors: 1

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: <http://www.youtube.com/embed/FQxs74sJraQ>

### **Contact information**

IMLIX ID: IX5.635.152

