



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



### Agent Info

Name: Christophe GUAY  
Company: Agence TIC Ruffec  
Name:  
Country: France  
Experience since: 1985  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +33 (545) 710-046  
Languages: French  
Website: <https://tic-ruffec.com>

### Listing details

Property for: Sale  
Price: EUR 139,780

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Ruffec  
Posted: Dec 10, 2024

### Description:

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 (25m<sup>2</sup>): parquet flooring, bay window opening onto balcony

-Fitted kitchen (7m<sup>2</sup>): tiled floor

-Shower room (3m<sup>2</sup>): tiled floor, walk-in shower, washbasin

-Bedroom 1 (9m<sup>2</sup>): parquet flooring

-Bedroom 2 (10m<sup>2</sup>): parquet flooring

-WC (1m<sup>2</sup>): 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)

## Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	71 sq m
Lot Size:	1.208 sq m

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Building details

Number of Floors:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.487.257
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