

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



# Agent Info

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# Listing details

Property for:	
Price:	

#### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Dec 17, 2024
Description:	

Sale

EUR 186,000

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.

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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

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#### 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)

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- Outside
- -Covered terrace
- -Metal shed
- -Metal workshop with electricity
- -Enclosed garden with fruit trees

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Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr Condition: Excellent Built: 1974



### Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	157 sq m
Lot Size:	996 sq m

# **Room details**

Total rooms:	5
Indoor Features:	Fitted kitchen

#### **Utility details**

Heating:

Yes

2

# **Building details** Number of Floors:

### Lease terms

Date Available:

# **Contact information**

IMLIX ID:

IX6.508.477

