



€300000 - Elegant High Quality Brand New Home near Ruffec



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 300,000

Location

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

Description:

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

Outside

Enclosed garden 2340m2

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

Built: 2024

Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	115 sq m
Lot Size:	2.491 sq m

Room details

Total rooms:	5
--------------	---

Utility details

Heating:	Yes
----------	-----

Building details

Outdoor Amenities:	Pool
Number of Floors:	1

Lease terms

Date Available:



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

Contact information

IMLIX ID:

IX6.508.480

