



## €223250 - Detached Bungalow With Glorious Gardens 5 minutes from Ruffec



### Agent Info

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

### Listing details

Property for:	Sale
Price:	EUR 223,250

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Jan 08, 2025

### Description:

5 minutes from Ruffec, detached bungalow 138 m<sup>2</sup>, comprising a living room of 44m<sup>2</sup>, 3 bedrooms + an office. Enclosed grounds of 3332m<sup>2</sup>.

### More details:

A 44m<sup>2</sup> 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 14,72m<sup>2</sup> with its terrace, parquet flooring, PVC bay window, a WC and a washbasin, cupboard.

Corridor 9,75m<sup>2</sup>, tiled floor, attic access hatch.

A second WC 1,25m<sup>2</sup>, tiled floor. VMC.

Shower room 10.12 m<sup>2</sup>, double washbasin, large shower, wooden French window, double glazing.

Bedroom 11.85 m<sup>2</sup>, parquet flooring, large cupboards, wooden French window, double glazing.

Bedroom 11.72m<sup>2</sup>, parquet flooring, large wardrobes, wooden French window, double glazing;

A 10m<sup>2</sup> study, parquet flooring, cupboards, a wooden French window, double glazing.



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Outside:

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

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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)

Built: 1983

### Common

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

### Room details

Total rooms:	6
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### Building details

Number of Floors:	1
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.550.762
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