



€118250 - Charming 3-Bedroom Home in 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
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	EUR 118,250

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Jan 22, 2025

Description:

Charming and conveniently located, this lovely 3-bedroom home in Ruffec offers the perfect blend of comfort and accessibility. Just a short distance from shops, schools, and the train station, it's ideal for modern living. The southwest-facing, spacious open-plan living, kitchen, and dining area is bathed in natural light, with French doors leading to a delightful covered terrace - perfect for relaxing or entertaining. The private, enclosed rear garden, surrounded by hedges, adds an extra touch of tranquility to this inviting home. Currently rented out until March 2026 at 770€ per month.

Ground floor

- Living room (32.22m²) comprising fitted kitchen, dining room and sitting room: tiled floor
- Corridor (4m²): laminated flooring
- Office (8.66m²): laminated flooring, possibility of bedroom
- Hallway (2.6m²): tiled floor, cupboard (possibility to remove this cupboard and to have direct access to



the garden, door already in place)

-WC (1.11m²) - tiled floor, washbasin

-Garage / Utility room: space for one car, concrete floor

1st Floor

-Landing (3.94m²): wooden floor

-WC (1.16m²): tiled floor

-Bathroom (2.74m²): tiled floor, walk-in shower, washbasin

-Bedroom 1 (8.15m²): wooden floor

-Bedroom 2 (10.27m²): wooden floor, balcony

-Bedroom 3 (9m²): wooden floor, wardrobe

Outside

-Covered terrace

-Enclosed garden

All on a total surface area of 329m²

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

Built: 1970

Common

Bedrooms: 3

Bathrooms: 1

Finished sq. ft.: 87 sq m

Lot Size: 329 sq m

Room details



Total rooms: 5
Indoor Features: Fitted kitchen

Building details

Number of Floors: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.617.247

