



€149950 - Lovely 3-Bedroom Bungalow With Basement 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
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	EUR 149,950

Location

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

Description:

Lovely 3-bedroom bungalow in very good condition located in the popular town of Ruffec, just a short distance from all commerce, restaurants, schools and the train station. With convenient access either through the basement or directly into the bungalow, it's especially practical when parking in the garage with your shopping. The property benefits from oil central heating, double glazing, mains drainage a good energy rating.

Spend your summer evenings unwinding in the private courtyard, complete with a covered terrace. For those with green fingers, the spacious garden offers ample room to grow your own vegetables and already has a selection of fruit trees planted.

Basement

- Entrance (11m2): tiled floor
- Utility room (12m2): tiled floor (electric heating with remote control)



-Garage (76m²) - concrete, Chappee boiler, new oil tank, space for one car. Possibility of adding a WC, existing connection.

-Cellar (3m²) - clay floor

Ground floor

-Bedroom 1 (11m²): parquet flooring

-Bedroom 2 (9.5m²): parquet flooring

-WC (2m²): tiled floor

-Bathroom (6m²): lino, 2 basins, WC, heated towel rail

-Bedroom 3 (10.5m²): parquet flooring, closet

-Fitted kitchen (13m²) - tiled floor, French window to garden

Living room (31m²) - tiled floor, wood-burning stove, 2 French windows (1 to balcony)

-Corridor (5m²) - tiled floor

Exterior

-Enclosed garden & courtyard with covered terrace on a 900m² plot

-Garden shed with electricity

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

Condition:	Very Good
Built:	1979

Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	111 sq m
Lot Size:	900 sq m



Room details

Total rooms: 4
Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Building details

Number of Floors: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.617.248

