



## €118250 - Charming 3-Bedroom Home in Ruffec



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Веб-сайт:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 118,250

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Добавлено:	22.01.2025

#### Описание:

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 (32.22m<sup>2</sup>) comprising fitted kitchen, dining room and sitting room: tiled floor
- Corridor (4m<sup>2</sup>): laminated flooring
- Office (8.66m<sup>2</sup>): laminated flooring, possibility of bedroom
- Hallway (2.6m<sup>2</sup>): tiled floor, cupboard (possibility to remove this cupboard and to have direct access to



the garden, door already in place)

-WC (1.11m<sup>2</sup>) - tiled floor, washbasin

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

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1st Floor

-Landing (3.94m<sup>2</sup>): wooden floor

-WC (1.16m<sup>2</sup>): tiled floor

-Bathroom (2.74m<sup>2</sup>): tiled floor, walk-in shower, washbasin

-Bedroom 1 (8.15m<sup>2</sup>): wooden floor

-Bedroom 2 (10.27m<sup>2</sup>): wooden floor, balcony

-Bedroom 3 (9m<sup>2</sup>): wooden floor, wardrobe

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Outside

-Covered terrace

-Enclosed garden

All on a total surface area of 329m<sup>2</sup>

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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)

Построен: 1970

## **Общие**

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	87 кв м
Площадь участка:	329 кв м

## **Room details**



Total rooms: 5  
Indoor Features: Fitted kitchen

### **Building details**

Количество этажей: 2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.617.247

