



## €141900 - Impeccable and unique character house 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
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 141,900

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Добавлено:	29.01.2025

#### Описание:

Fully renovated character house with 3 bedrooms and courtyard. This property is ideally located in Ruffec, within walking distance of shops, schools and restaurants.

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Ground floor (VMC with humidity sensor)

-Entrance hall (13.8m<sup>2</sup>)

-Dressing room/bedroom (9.37m<sup>2</sup>): laminate flooring

-Bathroom (8.3m<sup>2</sup>): laminate flooring, shower, washbasin, heated towel rail and a second radiator connected to the central heating system

-Bedroom (14.24m<sup>2</sup>): laminate flooring, exposed stonework

-WC (1.57m<sup>2</sup>): laminate flooring, washbasin



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1st Floor

Kitchen/Dining room (46.66m<sup>2</sup>): fitted, laminate flooring, wood burner

2nd floor

-Bedroom (17.11m<sup>2</sup>): laminate flooring, sloping ceiling

-En-suite bathroom: laminate flooring, WC (macerator), bath, washbasin, shower, heated towel rail

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Outside

Enclosed courtyard with garden shed

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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)

### Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	111 кв м
Площадь участка:	98 кв м

### Room details

Total rooms:	4
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### Utility details

Heating:	да
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### Building details

Количество этажей:	3
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.625.192
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<https://www.imlix.com/ru/>

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