



## €139780 - Delightful House Close to Shops in Ruffec with 3 Bedrooms and an Enclosed Garden



### 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:	USD 159,132.19

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Добавлено:	22.04.2025

#### Описание:

Delightful Town House close to all the shops, market and cinema in Ruffec. This pretty town house in Ruffec has 3 bedrooms, a large living room and a mature, enclosed garden. Perfectly positioned for a family looking for a town property in a quiet location but with all amenities accessible on foot. The property also has a new heat pump central heating system and benefits from connection to mains drains. Hurry!

#### Ground Floor

Entrance : 11,25m<sup>2</sup>, tiles

Kitchen : 9,1m<sup>2</sup>, tiles

Living Room : 28,65m<sup>2</sup>, parquet

WC : 1,1, tiles



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Bathroom : 4,45m<sup>2</sup>, tiles

Bedroom 1 : 9,6m<sup>2</sup>, parquet

Bedroom 2 : 9,35m<sup>2</sup>, parquet

Bedroom 3 : 12,2m<sup>2</sup>, parquet

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Basement with WC and a garage for 2 cars

Enclosed Mature 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)

## Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	85 кв м
Площадь участка:	448 кв м

## Room details

Total rooms:	4
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## Utility details

Heating:	да
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## Building details

Количество этажей:	2
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## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX6.828.607
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# IMLIX

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<https://www.imlix.com/ru/>

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