LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43293LAB16 Price: 139 000 EUR

agency fees to be paid by the seller

3-Bedroom Bungalow with Full Basement – Quiet Location in Ruffec Town Centre















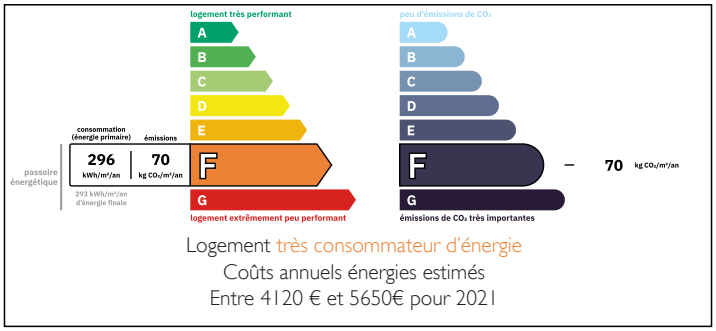
INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	531 m2

IN BRIEF

3-bedroom bungalow with full basement, located in a quiet area of Ruffec, within walking distance of shops and the town centre. Well maintained and ready to move into, it offers spacious living areas including a bright lounge, a veranda, and additional living space in the basement. Enclosed 531 m² plot with terrace and garden. Ideal as a main home : first-time buyers, pensioners, working families in Ruffec and the surrounding area.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4120 € et 5650€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43293LAB16 Price: 139 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Located in a quiet residential area of Ruffec, just a 5-minute walk from the town centre and all amenities, and only 2 minutes from the nearest shop, this well-maintained 3-bedroom bungalow with a full basement offers a practical and comfortable lifestyle with generous living space.

The property is ideal as a first purchase, a retirement home, or for a family working in Ruffec and the surrounding area.

No major work is required—only some cosmetic updating to suit your taste. The house benefits from oil-fired central heating, double glazing, electric roller shutters, and is connected to mains drainage.

Ground Floor

Entrance hall (6.5 m²) with access via a 6.5 m² balcony

Bright living/dining room (33.5 m²) with fireplace/insert and access to a veranda (4.5 m²)

Fully fitted kitchen (12 m²)

Hallway with built-in storage

3 bedrooms (12 m², 12 m², and 15 m²), two with fitted wardrobes

Bathroom (4.5 m²)

Basement Level

Spacious living area with fitted summer kitchen (40 m²)

Boiler room (15 m²)

Cellar (3.5 m²)

WC