



## €65000 - One Bedroom Stone Cottage For Sale In Ruffec



### Agenten-Info

|                         |                                                             |
|-------------------------|-------------------------------------------------------------|
| Name:                   | Christophe GUAY                                             |
| Name der Firma:         | Agence TIC Ruffec                                           |
| Land:                   | Frankreich                                                  |
| Erfahrung seit:         | 1985                                                        |
| Art der Dienstleistung: | Immobilien verkaufen                                        |
| Spezialgebiete:         |                                                             |
| Art der Immobilie:      | Wohnungen, Häuser                                           |
| Telefon:                | +33 (545) 710-046                                           |
| Sprachen:               | French                                                      |
| Webseite:               | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Anzeigen-Details

|                |               |
|----------------|---------------|
| Immobilie für: | Kaufen        |
| Preis:         | USD 73,639.08 |

### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Ruffec             |
| Veröffentlicht:       | 27.03.2025         |

### Beschreibung:

Charming single-story stone house in the centre of Ruffec, ideal as a holiday home or weekly rental. It offers a comfortable bedroom, electric heating, and a wood-burning stove for a cosy atmosphere in winter. Connected to the mains drainage system, it is perfect for a second home or professional use.

### Ground Floor:

- Kitchen (7m2): laminate flooring
- Living room (17m2): wooden flooring, wood stove
- Bedroom (18m2): wooden flooring
- Shower room (14m2): wooden flooring, shower, toilet (macerator), sink



- Courtyard
  - Cellar below the house with treated wood
  - Attic with insulation (not suitable for conversion)
  - All on a total plot size of 162m<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)

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 1                  |
| Badezimmer:              | 1                  |
| Fertige m <sup>2</sup> : | 56 m <sup>2</sup>  |
| Grundstücksgröße:        | 162 m <sup>2</sup> |

## Zimmerdetails

|                   |   |
|-------------------|---|
| Zimmer insgesamt: | 2 |
|-------------------|---|

## Versorgungsdetails

|          |    |
|----------|----|
| Heizung: | Ja |
|----------|----|

## Gebäudedetails

|                |   |
|----------------|---|
| Anzahl Etagen: | 1 |
|----------------|---|

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                          |                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------|
| URL der virtuellen Tour: | <a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a> |
|--------------------------|---------------------------------------------------------------------------------------------------|

## Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.756.469 |
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# IMLIX

**IMLIX Immobilienmarkt**

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

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