



## Spacious Town Centre Property With Rented Commercial Premises - €150,500



### 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:	EUR 150,500

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	09.05.2025

#### Beschreibung:

Beautiful old building in the heart of Ruffec with commercial premises, previously rented at 600 euros per month, and a house on three levels with a beautiful, private terrace and a conservatory on the first floor. A vaulted cellar and an attic allow for more storage and possibly an additional level. The building is double glazed, has mains gas heating and is connected to the mains sewage system. The building, although old, has been renovated in such a way as to keep a maximum of character while having all the necessary modern comfort.

#### Ground floor

- Shop rented out for 600€ per month
- Entrance hall (14,86m<sup>2</sup>): tiled floor
- Bedroom 1 (16,85m<sup>2</sup>): tiled floor
- Storage room (70m<sup>2</sup>): concrete, laundry area

#### Upstairs

- Landing (11,42m<sup>2</sup>): parquet flooring
- Fitted kitchen/dining room (39,21m<sup>2</sup>): wooden floor, stone and exposed beams
- WC (1,39m<sup>2</sup>): tiled floor
- Bathroom (3,4m<sup>2</sup>): tiled floor, bath, washbasin



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- Living room (35,9m<sup>2</sup>): parquet floor, bay window leading to the veranda
  - Conservatory (20m<sup>2</sup>): parquet floor
  - 2nd floor
  - Landing (20,21m<sup>2</sup>): parquet floor
  - Cellar (8,55m<sup>2</sup>): parquet floor, boiler, two washbasins
  - Bedroom 2 (23,85m<sup>2</sup>): parquet floor
  - Shower room (4,75m<sup>2</sup>): tiled floor, WC, shower, two washbasins
  - Bedroom 3 (16,21m<sup>2</sup>): parquet floor
  - Bedroom 4 (16,37m<sup>2</sup>): parquet floor, you have to go through bedroom 3 to reach it
  - 3rd floor
  - Attic over the whole surface of the house
  - Exterior
  - Terrace

## Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m <sup>2</sup> :	212 m <sup>2</sup>
Grundstücksgröße:	135 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	7
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/ZeGnQ3vMs0I>

## Kontaktinformation

IMLIX ID: IX7.344.826



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**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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