



## Townhouse in Ruffec with Outbuildings, Garden, and Great Potential - €75,000



### 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 87,922.34

#### Standort

Land:	Frankreich
Postleitzahl:	16700
Veröffentlicht:	09.09.2025

#### Beschreibung:

Ideally located in the very center of Ruffec, this spacious property offers excellent potential for a renovation project. With generous living spaces and a prime location close to all amenities, it presents a great opportunity for a main residence, rental investment, or family home.

The upper floor is already habitable and includes three spacious bedrooms and two living rooms, allowing you to move in while continuing renovation work on the ground floor to suit your needs.

The house is connected to mains gas and mains drainage, making future improvements easier to carry out. On the ground floor, a former store to be renovated includes a room, an entrance hall, a toilet, a bathroom, another room, a bedroom, and a living room.

#### Upstairs:

-Landing (2m<sup>2</sup>): wooden floor-Living room n°1 (27m<sup>2</sup>): wooden floor-Bedroom (19m<sup>2</sup>): wooden floor-Living room n°2 (21m<sup>2</sup>): wooden floor, insert wood burner, beam-Fitted Kitchen (7m<sup>2</sup>): tiled floor-Toilet (1.5m<sup>2</sup>): tiled floor, sink-Bathroom (6.5m<sup>2</sup>): tiled floor, bathtub with shower, double sinks-Bedroom (11m<sup>2</sup>): linoleum floor-Bedroom (8m<sup>2</sup>): wooden floor

Convertible attic above the house (stairs from living room 2)

#### Outside:

-Private courtyard with space for parking- Stone porchway - Barn with wine store (100m<sup>2</sup>) + upper floor - Barn 2 (80m<sup>2</sup>)-Enclosed garden - Laundry room + old bathroomAll on a total surface area of 764m<sup>2</sup>



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## Allgemein

Schlafzimmer: 3  
Badezimmer: 2

## Zimmerdetails

Zimmer insgesamt: 9

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.521.622

