



## Prime Rental Investment ☑ Stone Building with Expansion Potential, Ruffec - €99,950



### 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 99,950

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	06.02.2026

#### Beschreibung:

Located in the heart of Ruffec town centre, within immediate proximity to shops, schools, and sports associations, this stone-built property offers an excellent rental investment opportunity.

The building comprises two fully renovated apartments currently rented, as well as a third unit to be created on the upper floor. Three water meters and three electricity meters are already installed.

#### Ground Floor

Shared entrance ☑ 4 m<sup>2</sup> Wooden flooring, access to the cellar and to the upper floor.

One-Bedroom Apartment of 42.35m<sup>2</sup> :

Living room ☑ 28 m<sup>2</sup>: Laminate floor, fitted kitchen, exposed stone walls

Bedroom ☑ 9 m<sup>2</sup>: Laminate floor

Shower room ☑ 9 m<sup>2</sup>: Laminate floor, shower, washbasin, WC, heated towel rail

Rented at ☑390 per month + ☑10 charges

Studio Apartment of 35.35m<sup>2</sup> :

Living area ☑ 26 m<sup>2</sup>: wooden and floating wood flooring, fitted kitchen

Shower room ☑ 9 m<sup>2</sup>: floating wood flooring, shower, washbasin, WC, heated towel rail, window

Rented at ☑325 per month + ☑10 charges

#### Upstairs



Large attic space of 78 m<sup>2</sup> to be renovated, ideal for creating a third apartment and increasing rental income or owners accommodation.

No outdoor space  
Attractive stone building with retained character  
Immediate rental income with value-add potential

A great opportunity for investors, with strong potential for improved returns.

## Allgemein

Schlafzimmer:	2
Badezimmer:	2
Fertige m <sup>2</sup> :	76 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	3
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

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

## Kontaktinformation

IMLIX ID: IX8.157.820

