



## €39000 - 2 Bedroom Townhouse In Ruffec With Courtyard.



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 39,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	28/07/2023

#### Περιγραφή:

Town house with 2 bedrooms, cellar and courtyard/garden. It benefits from a gas central heating system and the windows are PVC double glazed. The house is connected to mains drainage. Close to all amenities in Ruffec an ideal as a rental investment (previous rent 400 euros per month) or holiday home. NB. Internal works required.

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In detail, the house comprises on the ground floor :

- a living room (25m2): parquet floor, kitchenette.

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And on the first floor :

- bedroom 1 (20m2): lino ;



- bedroom 2 (25m2): parquet floor;
- a bathroom (5m2): lino, bath, washbasin, WC;
- a cellar under the house.

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Outside:

- an enclosed courtyard (30m2), accessed via the cellar or road.
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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)

## Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	75 τ.μ
Μέγεθος αυλής:	70 τ.μ

## Room details

Total rooms:	3
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## Utility details

Heating:	Ναί
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## Building details

Αριθμός ορόφων:	3
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <http://www.youtube.com/embed/e2qYZDvFkdA>

## Contact information

IMLIX ID: IX4.686.255



# IMLIX

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

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