



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



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:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 171,592.19

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Ταχυδρομικός κωδικός:	16700
Δημοσιεύθηκε:	09/05/2025

Περιγραφή:

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 (14,86m²): tiled floor
- Bedroom 1 (16,85m²): tiled floor
- Storage room (70m²): concrete, laundry area

Upstairs

- Landing (11,42m²): parquet flooring
- Fitted kitchen/dining room (39,21m²): wooden floor, stone and exposed beams
- WC (1,39m²): tiled floor
- Bathroom (3,4m²): tiled floor, bath, washbasin



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- Living room (35,9m²): parquet floor, bay window leading to the veranda
 - Conservatory (20m²): parquet floor
 - 2nd floor
 - Landing (20,21m²): parquet floor
 - Cellar (8,55m²): parquet floor, boiler, two washbasins
 - Bedroom 2 (23,85m²): parquet floor
 - Shower room (4,75m²): tiled floor, WC, shower, two washbasins
 - Bedroom 3 (16,21m²): parquet floor
 - Bedroom 4 (16,37m²): parquet floor, you have to go through bedroom 3 to reach it
 - 3rd floor
 - Attic over the whole surface of the house
 - Exterior
 - Terrace

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	212 τ.μ
Μέγεθος αυλής:	135 τ.μ
Floor Number:	1

Room details

Total rooms:	7
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/ZeGnQ3vMs0I>

Contact information

IMLIX ID: IX7.344.826



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