



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



### Info Agente

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Nombre:           | Christophe GUAY                                             |
| Nombre empresa:   | Agence TIC Ruffec                                           |
| País:             | Francia                                                     |
| Experience since: | 1985                                                        |
| Tipo de servicio: | Selling a Property                                          |
| Specialties:      |                                                             |
| Property Type:    | Apartments, Houses                                          |
| Teléfono:         | +33 (545) 710-046                                           |
| Languages:        | French                                                      |
| Sitio web:        | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalles del anuncio

|                 |               |
|-----------------|---------------|
| Propiedad para: | Venta         |
| Precio:         | USD 42,278.56 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Ruffec             |
| Publicado:               | 28/07/2023         |

### Descripción:

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 ;



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- 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)

## Común

|                            |       |
|----------------------------|-------|
| Dormitorios:               | 2     |
| Baños:                     | 1     |
| Pies cuadrados terminados: | 75 m2 |
| Tamaño del lote:           | 70 m2 |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 3 |
|--------------|---|

## Utility details

|          |    |
|----------|----|
| Heating: | Sí |
|----------|----|

## Building details

|                    |   |
|--------------------|---|
| Número de plantas: | 3 |
|--------------------|---|

## Lease terms

Date Available:

## Información adicional

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Virtual tour URL: | <a href="http://www.youtube.com/embed/e2qYZDvFkdA">http://www.youtube.com/embed/e2qYZDvFkdA</a> |
|-------------------|-------------------------------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX4.686.255 |
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# IMLIX

**IMLIX Mercado Inmobiliario**

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

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