



€161290 - Investment property in the centre of Ruffec



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:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 161,290

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	05/04/2024

Descripción:

Superb investment property in the centre of Ruffec, comprising commercial premises, accommodation with tiled exterior, 2 rented offices + another office to renovate.

New roof and framework. The shop window and front door will be new.

Details:

- A shared entrance, cupboard with 4 meters
- A 23m2 commercial space for rent, (the ceiling insulation will be finished) a wc with washbasin on the 1st floor (shared with the offices)
- A superb vaulted, tiled cellar with a water point. (possibility of renting it with the storage room)



- A dwelling of approx. 97 m2, a kitchen, a shower room with WC, a 60 m2 room with double-glazed windows, another 28 m2 room, courtyard, attic + another cellar.

1st floor: Two rented offices measuring 22.m2 and 15.6m2 (€200 + €363 rental income).

- 2nd floor: Two rooms of 11m2 and 8m2 to renovate.

Convertible attic, new roof and roof structure.

Beautiful location in the heart of the town of Ruffec.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Común

Baños:	1
Pies cuadrados terminados:	189 m2
Tamaño del lote:	25 m2

Room details

Total rooms:	8
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Building details

Número de plantas:	3
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Lease terms

Date Available:

Información adicional

Virtual tour URL: <http://www.youtube.com/embed/rhrKTDu2GBY>

Contact information

IMLIX ID: IX5.609.440

