



€55000 - One Bedroom Stone Cottage For Sale In Ruffec



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia 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:	USD 64,157.28

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	27/03/2025

Descripción:

Charming single-story stone house in the centre of Ruffec, ideal as a holiday home or weekly rental. It offers a comfortable bedroom, electric heating, and a wood-burning stove for a cosy atmosphere in winter. Connected to the mains drainage system, it is perfect for a second home or professional use.

Ground Floor:

- Kitchen (7m2): laminate flooring
- Living room (17m2): wooden flooring, wood stove
- Bedroom (18m2): wooden flooring
- Shower room (14m2): wooden flooring, shower, toilet (macerator), sink



- Courtyard
 - Cellar below the house with treated wood
 - Attic with insulation (not suitable for conversion)
 - All on a total plot size of 162m2
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Común

Dormitorios:	1
Baños:	1
Pies cuadrados terminados:	56 m2
Tamaño del lote:	162 m2

Room details

Total rooms:	2
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Utility details

Heating:	Sí
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Building details

Número de plantas:	1
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Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.756.469
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<https://www.imlix.com/es/>

