



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



### 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
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 171,592.19

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	09/05/2025

### Descripción:

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 (14,86m<sup>2</sup>): tiled floor
- Bedroom 1 (16,85m<sup>2</sup>): tiled floor
- Storage room (70m<sup>2</sup>): concrete, laundry area

### Upstairs

- Landing (11,42m<sup>2</sup>): parquet flooring
- Fitted kitchen/dining room (39,21m<sup>2</sup>): wooden floor, stone and exposed beams
- WC (1,39m<sup>2</sup>): tiled floor
- Bathroom (3,4m<sup>2</sup>): tiled floor, bath, washbasin



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

## Común

Dormitorios:	4
Baños:	3
Pies cuadrados terminados:	212 m <sup>2</sup>
Tamaño del lote:	135 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Número de plantas:	1
Orientation:	S

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX7.344.826



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