



Charming 2 Bedroom Stone Townhouse in the Heart of Ruffec - €74,500



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
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 85,579.01

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	27/10/2025

Descripción:

Charming stone townhouse located in the heart of Ruffec, just a short walk from shops and amenities. The property comprises two bedrooms, a living room, a kitchen, and a pleasant small garden of 84m2. It benefits from mains gas central heating, double glazing, and is connected to the mains drainage system. Some refreshing and cosmetic work will bring the home back to life and allow you to make it your own. You'll also enjoy a beautiful vaulted cellar, perfect for storage, as well as an attic that could be converted, offering additional potential. A property full of character and potential, ideal for a first-time buyer or a rental investment. Energy rating: D (DPE-D).

Ground Floor:

Entrance (3m2): wooden floor

Kitchen (21m2): combination of wooden floor and tiling

Living Room (20m2): wooden floor, access to the vaulted cellar below

WC (1m2): under the staircase, fitted with a macerator toilet

First Floor:

Landing (5m2)

Shower Room (4m2): lino flooring, washbasin, bidet, shower, WC

Dressing Room / Study (6m2): lino flooring



Bedroom 1 (17.5m2): wooden floor

Bedroom 2 (17.5m2): wooden floor

Convertible Attic:

Three windows + Velux roof window, insulated roof

Exterior:

Small garden (84m2) located just 2 meters in front of the house, with a garden shed

Común

Dormitorios: 2

Baños: 1

Pies cuadrados terminados: 95 m2

Tamaño del lote: 84 m2

Floor Number: 1

Room details

Total rooms: 3

Building details

Número de plantas: 1

Orientation: S

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.785.893

