



## Prime Rental Investment ☑ Stone Building with Expansion Potential, Ruffec - €99,950



### 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:	EUR 99,950

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Código postal:	16700
Publicado:	06/02/2026

### Descripción:

Located in the heart of Ruffec town centre, within immediate proximity to shops, schools, and sports associations, this stone-built property offers an excellent rental investment opportunity.

The building comprises two fully renovated apartments currently rented, as well as a third unit to be created on the upper floor. Three water meters and three electricity meters are already installed.

#### Ground Floor

Shared entrance ☑ 4 m<sup>2</sup> Wooden flooring, access to the cellar and to the upper floor.

One-Bedroom Apartment of 42.35m<sup>2</sup> :

Living room ☑ 28 m<sup>2</sup>: Laminate floor, fitted kitchen, exposed stone walls

Bedroom ☑ 9 m<sup>2</sup>: Laminate floor

Shower room ☑ 9 m<sup>2</sup>: Laminate floor, shower, washbasin, WC, heated towel rail

Rented at ☑390 per month + ☑10 charges

Studio Apartment of 35.35m<sup>2</sup> :

Living area ☑ 26 m<sup>2</sup>: wooden and floating wood flooring, fitted kitchen

Shower room ☑ 9 m<sup>2</sup>: floating wood flooring, shower, washbasin, WC, heated towel rail, window

Rented at ☑325 per month + ☑10 charges

Upstairs



Large attic space of 78 m2 to be renovated, ideal for creating a third apartment and increasing rental income or owners accommodation.

No outdoor space  
Attractive stone building with retained character  
Immediate rental income with value-add potential

A great opportunity for investors, with strong potential for improved returns.

## Común

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	76 m2
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Número de plantas:	1
Orientation:	W

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX8.157.820

