



## €53000 - Building With Ground Floor Offices And Potential for Apartment Above- In The Town Centre Of Ruffec



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 60,967.52

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	04/06/2025

### Description:

Building situated in the heart of the town centre of Ruffec, close to all the commerces. It comprises some premises (in a good condition) on the ground floor and an apartment to renovate completely over.

-----  
In details, this building offers on the ground floor:

- \* an entry hall (8m2): tiled floor, window
- \* a WC (2m2): tiled floor, sink
- \* a room (14m2): tiled floor
- \* a room / an office (20m2): with a sink

-----  
On the first floor:



- \* a room (16m<sup>2</sup>): wooden floor, to renovate
  - \* a room (12m<sup>2</sup>): wooden floor
  - \* a room (16m<sup>2</sup>): wooden floor, open fire, access by the second room
- 
- 

On the second floor:

- \* a convertible attic (32m<sup>2</sup>): a velux and a window
- 

Cellar under the building. No outside space.

-----

Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condition: Good

## Commun

Pied carré fini: 88 m<sup>2</sup>

Dimesions du lot: 65 m<sup>2</sup>

## Room details

Total rooms: 5

## Building details

Nombre de pieds carrés: 3

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.986.605



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

---

