



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



### Information de l'agent

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Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 171,592.19

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	09/05/2025

#### Description:

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

## Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	212 m <sup>2</sup>
Dimesions du lot:	135 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Nombre de pieds carrés:	1
Orientation:	S

## Lease terms

Date Available:

## Information additionnelle

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

## Contact information

IMLIX ID: IX7.344.826



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