#### Marché immobilier IMLIX



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# Ruffec Town Centre House For Sale : 4 Bedrooms And For Complete Renovation - €22,500



# Information de l'agent

Nom: Christophe GUAY
Nom de Agence TIC Ruffec

compagnie:

Pays: France Experience 1985

since:

Type de Selling a Property

service:
Specialties:

Property Type: Apartments, Houses Téléphone: +33 (545) 710-046

Languages: French

Site web: https://tic-ruffec.com

## Détails de l'annonce

Propriété à: Vendre

Prix: USD 25,846.01

## Location

Pays: France

État/Région/Province: Nouvelle-Aquitaine

Ville: Ruffec
Indicatif régional: 16700
Soumis: 06/02/2025

Description:

Town house in Ruffec to renovate completely with 4 bedrooms and an attic of 80 m2 that can be converted, a private courtyard and a magnificent vaulted cellar. A stone's throw from shops, schools and restaurants. Great potential.

#### Ground floor

- Entrance (6m2): wood floor to be redone
- Kitchen (16m2): wood floor to be redone and a fireplace, and adjoining room (10m2) wood floor
- Room (8m2): wood floor, access to the courtyard
- Living room (17m2): floor to be redone, fireplace, ceiling to be redone

Room (12m2): wood floor to be redone, cellar access, courtyard access

## **Upstairs**

- Landing (7m2): wood floor
- Bedroom (10m2); lino on wood floor
- -Bedroom (26m2): wood floor to redo, ceiling to redo, sink, bidet
- -Bedroom (19m2): wood floor to redo, ceiling to redo, sink, bidet, fireplace
- -Room (11m2); wood floor, attic access and access to another room 8m2 wood floor. View to courtyard
- -WC (1m2): lino

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-Bathroom (3m2): bathtub, bidet, sink, lino on wood floor Attic (80m2): wood floor to redo, convertible space

#### Outside

- -Private, walled courtyard approximately 90m2
- -All on a total footprint of 200m2 (the courtyard included of approximately 90m2)

## Commun

Chambres: 4
Salle de bains: 1

Pied carré fini: 136 m<sup>2</sup>
Dimesions du lot: 90 m<sup>2</sup>
Floor Number: 1

#### **Room details**

Total rooms: 8

# **Building details**

Nombre de pieds carrés: 1 Orientation: W

## Lease terms

Date Available:

## **Contact information**

IMLIX ID: IX7.344.872

