



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



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience 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 26,109.43

### 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



-Bathroom (3m<sup>2</sup>): bathtub, bidet, sink, lino on wood floor

Attic (80m<sup>2</sup>): wood floor to redo, convertible space

Outside

-Private, walled courtyard approximately 90m<sup>2</sup>

-All on a total footprint of 200m<sup>2</sup> (the courtyard included of approximately 90m<sup>2</sup>)

## 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:

## Information additionnelle

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

## Contact information

IMLIX ID: IX7.344.872

