



Townhouse in Ruffec with Outbuildings, Garden, and Great Potential - €75,000



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
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 87,922.34

Location

Pays:	France
Indicatif régional:	16700
Soumis:	09/09/2025

Description:

Ideally located in the very center of Ruffec, this spacious property offers excellent potential for a renovation project. With generous living spaces and a prime location close to all amenities, it presents a great opportunity for a main residence, rental investment, or family home.

The upper floor is already habitable and includes three spacious bedrooms and two living rooms, allowing you to move in while continuing renovation work on the ground floor to suit your needs.

The house is connected to mains gas and mains drainage, making future improvements easier to carry out. On the ground floor, a former store to be renovated includes a room, an entrance hall, a toilet, a bathroom, another room, a bedroom, and a living room.

Upstairs:

-Landing (2m2): wooden floor-Living room n°1 (27m2): wooden floor-Bedroom (19m2): wooden floor-Living room n°2 (21m2): wooden floor, insert wood burner, beam-Fitted Kitchen (7m2): tiled floor-Toilet (1.5m2): tiled floor, sink-Bathroom (6.5m2): tiled floor, bathtub with shower, double sinks-Bedroom (11m2): linoleum floor-Bedroom (8m2): wooden floor

Convertible attic above the house (stairs from living room 2)

Outside:

-Private courtyard with space for parking- Stone porchway - Barn with wine store (100m2) + upper floor - Barn 2 (80m2)-Enclosed garden - Laundry room + old bathroomAll on a total surface area of 764m2



Commun

Chambres: 3
Salle de bains: 2

Room details

Total rooms: 9

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.521.622

