



Charming 2 Bedroom Stone Townhouse in the Heart of Ruffec - €74,500



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 85,579.01

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16700
Soumis:	27/10/2025

Description:

Charming stone townhouse located in the heart of Ruffec, just a short walk from shops and amenities. The property comprises two bedrooms, a living room, a kitchen, and a pleasant small garden of 84m2. It benefits from mains gas central heating, double glazing, and is connected to the mains drainage system. Some refreshing and cosmetic work will bring the home back to life and allow you to make it your own. You'll also enjoy a beautiful vaulted cellar, perfect for storage, as well as an attic that could be converted, offering additional potential. A property full of character and potential, ideal for a first-time buyer or a rental investment. Energy rating: D (DPE-D).

Ground Floor:

Entrance (3m2): wooden floor

Kitchen (21m2): combination of wooden floor and tiling

Living Room (20m2): wooden floor, access to the vaulted cellar below

WC (1m2): under the staircase, fitted with a macerator toilet

First Floor:

Landing (5m2)

Shower Room (4m2): lino flooring, washbasin, bidet, shower, WC

Dressing Room / Study (6m2): lino flooring



Bedroom 1 (17.5m2): wooden floor

Bedroom 2 (17.5m2): wooden floor

Convertible Attic:

Three windows + Velux roof window, insulated roof

Exterior:

Small garden (84m2) located just 2 meters in front of the house, with a garden shed

Commun

Chambres: 2

Salle de bains: 1

Pied carré fini: 95 m²

Dimesions du lot: 84 m²

Floor Number: 1

Room details

Total rooms: 3

Building details

Nombre de pieds carrés: 1

Orientation: S

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.785.893

