



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



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 171,592.19

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ruffec
Irányítószám:	16700
Feladta:	2025. 05. 09.

Leírás:

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 (14,86m²): tiled floor
- Bedroom 1 (16,85m²): tiled floor
- Storage room (70m²): concrete, laundry area

Upstairs

- Landing (11,42m²): parquet flooring
- Fitted kitchen/dining room (39,21m²): wooden floor, stone and exposed beams
- WC (1,39m²): tiled floor
- Bathroom (3,4m²): tiled floor, bath, washbasin
- Living room (35,9m²): parquet floor, bay window leading to the veranda



- Conservatory (20m²): parquet floor
- 2nd floor
- Landing (20,21m²): parquet floor
- Cellar (8,55m²): parquet floor, boiler, two washbasins
- Bedroom 2 (23,85m²): parquet floor
- Shower room (4,75m²): tiled floor, WC, shower, two washbasins
- Bedroom 3 (16,21m²): parquet floor
- Bedroom 4 (16,37m²): parquet floor, you have to go through bedroom 3 to reach it
- 3rd floor
- Attic over the whole surface of the house
- Exterior
- Terrace

Gyakori

Hálósobák:	4
Fürdőszobák:	3
Kész négyzetméter:	212 nm
Telekméret:	135 nm
Floor Number:	1

Room details

Total rooms:	7
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Building details

Emeletek száma:	1
Orientation:	S

Lease terms

Date Available:

További információ

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

Contact information

IMLIX ID: IX7.344.826

