



Prime Rental Investment ☑ Stone Building with Expansion Potential, Ruffec - €99,950



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 117,604.43

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16700
Publicato:	06/02/2026

Descrizione:

Located in the heart of Ruffec town centre, within immediate proximity to shops, schools, and sports associations, this stone-built property offers an excellent rental investment opportunity.

The building comprises two fully renovated apartments currently rented, as well as a third unit to be created on the upper floor. Three water meters and three electricity meters are already installed.

Ground Floor

Shared entrance ☑ 4 m² Wooden flooring, access to the cellar and to the upper floor.

One-Bedroom Apartment of 42.35m² :

Living room ☑ 28 m²: Laminate floor, fitted kitchen, exposed stone walls

Bedroom ☑ 9 m²: Laminate floor

Shower room ☑ 9 m²: Laminate floor, shower, washbasin, WC, heated towel rail

Rented at ☑390 per month + ☑10 charges

Studio Apartment of 35.35m² :

Living area ☑ 26 m²: wooden and floating wood flooring, fitted kitchen

Shower room ☑ 9 m²: floating wood flooring, shower, washbasin, WC, heated towel rail, window

Rented at ☑325 per month + ☑10 charges

Upstairs



Large attic space of 78 m2 to be renovated, ideal for creating a third apartment and increasing rental income or owners accommodation.

No outdoor space Attractive stone building with retained character Immediate rental income with value-add potential

A great opportunity for investors, with strong potential for improved returns.

Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	76 mq
Floor Number:	1

Room details

Total rooms:	3
--------------	---

Building details

Numero di piani:	1
Orientation:	W

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX8.157.820

