



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



### Agent Info

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Experience since:	1985
Service Type:	Selling a Property
Specialties:	
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Languages:	French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 171,592.19

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	09-05-2025

### Omschrijving:

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 (14,86m<sup>2</sup>): tiled floor
- Bedroom 1 (16,85m<sup>2</sup>): tiled floor
- Storage room (70m<sup>2</sup>): concrete, laundry area

### Upstairs

- Landing (11,42m<sup>2</sup>): parquet flooring
- Fitted kitchen/dining room (39,21m<sup>2</sup>): wooden floor, stone and exposed beams
- WC (1,39m<sup>2</sup>): tiled floor
- Bathroom (3,4m<sup>2</sup>): tiled floor, bath, washbasin
- Living room (35,9m<sup>2</sup>): parquet floor, bay window leading to the veranda



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

## Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	212 m <sup>2</sup>
Lot Afmeting:	135 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Aantal verdiepingen:	1
Orientation:	S

## Lease terms

Date Available:

## Additionele informatie

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

## Contact information

IMLIX ID: IX7.344.826

