



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



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 87,922.34

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	16700
Geplaatst:	09-09-2025

Omschrijving:

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

Algemeen



Slaapkamers:	3
Badkamers:	2

Room details

Total rooms:	9
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.521.622
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