



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



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 85,654.78

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	27-10-2025
Omschrijving:	

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

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	95 m ²
Lot Afmeting:	84 m ²
Floor Number:	1

Room details

Total rooms:	3
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Building details

Aantal verdiepingen:	1
Orientation:	S

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.785.893

