



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



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 117,604.43

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16700
Geplaatst:	06-02-2026

### Omschrijving:

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 m<sup>2</sup> Wooden flooring, access to the cellar and to the upper floor.

One-Bedroom Apartment of 42.35m<sup>2</sup> :

Living room ☑ 28 m<sup>2</sup>: Laminate floor, fitted kitchen, exposed stone walls

Bedroom ☑ 9 m<sup>2</sup>: Laminate floor

Shower room ☑ 9 m<sup>2</sup>: Laminate floor, shower, washbasin, WC, heated towel rail

Rented at ☑390 per month + ☑10 charges

Studio Apartment of 35.35m<sup>2</sup> :

Living area ☑ 26 m<sup>2</sup>: wooden and floating wood flooring, fitted kitchen

Shower room ☑ 9 m<sup>2</sup>: floating wood flooring, shower, washbasin, WC, heated towel rail, window

Rented at ☑325 per month + ☑10 charges

### Upstairs

Large attic space of 78 m<sup>2</sup> to be renovated, ideal for creating a third apartment and increasing rental



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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.

## **Algemeen**

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	76 m <sup>2</sup>
Floor Number:	1

## **Room details**

Total rooms:	3
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## **Building details**

Aantal verdiepingen:	1
Orientation:	W

## **Lease terms**

Date Available:

## **Additionele informatie**

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

## **Contact information**

IMLIX ID: IX8.157.820

