



Town House With Rented Commercial Premises



Agent Info

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Listing details

Property for: Sale
Price: EUR 196,800

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Ruffec
ZIP code: 16700
Posted: Sep 21, 2023

Description:

REDUCED in price. - Beautiful characterful building in the heart of Ruffec with rented commercial premises, currently 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 drainage 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 Euro per month
Entrance hall (14,86m²): tiled floor
Bedroom 1 (16,85m²): tiled floor
Storage room (70m²): concrete, laundry area

- Upstairs:

Landing (11,42m²): parquet flooring
Fitted kitchen/dining room (39,21m²): wooden floor, stone and exposed beams
WC (1,39m²): tiled floor



Bathroom (3,4m²): tiled floor, bath, washbasin

Living room (35,9m²): parquet floor, bay window leading to the veranda

Conservatory (20m²): parquet floor

- 2nd floor:

Landing (20,21m²): parquet floor

Cellar (8,55m²): parquet floor, boiler, two washbasins

Bedroom 2 (23,85m²): parquet floor

Shower room (4,75m²): tiled floor, WC, shower, two washbasins

Bedroom 3 (16,21m²): parquet floor

Bedroom 4 (16,37m²): parquet floor, you have to go through bedroom 3 to reach it

- 3rd floor:

Attic over the whole surface of the house

- Exterior:

Terrace

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.



Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Common

Bedrooms:	4
Bathrooms:	3
Lot Size:	135 sq m

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Yes
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX4.908.381
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