



€161290 - Investment property in the centre of Ruffec



Agent Info

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

Listing details

Property for:	Sale
Price:	EUR 161,290

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Apr 05, 2024

Description:

Superb investment property in the centre of Ruffec, comprising commercial premises, accommodation with tiled exterior, 2 rented offices + another office to renovate.

New roof and framework. The shop window and front door will be new.

Details:

- A shared entrance, cupboard with 4 meters
- A 23m2 commercial space for rent, (the ceiling insulation will be finished) a wc with washbasin on the 1st floor (shared with the offices)
- A superb vaulted, tiled cellar with a water point. (possibility of renting it with the storage room)
- A dwelling of approx. 97 m2, a kitchen, a shower room with WC, a 60 m2 room with double-glazed



windows, another 28 m2 room, courtyard, attic + another cellar.

1st floor: Two rented offices measuring 22.m2 and 15.6m2 (€200 + €363 rental income).

- 2nd floor: Two rooms of 11m2 and 8m2 to renovate.

Convertible attic, new roof and roof structure.

Beautiful location in the heart of the town of Ruffec.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Common

Bathrooms:	1
Finished sq. ft.:	189 sq m
Lot Size:	25 sq m

Room details

Total rooms:	8
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Building details

Number of Floors:	3
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Lease terms

Date Available:

Additional information

Virtual tour URL:	http://www.youtube.com/embed/rhrKTDu2GBY
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Contact information

IMLIX ID:	IX5.609.440
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