



Ruffec Town Centre House For Sale : 4 Bedrooms And For Complete Renovation - €22,500



Agent Info

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

Listing details

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|---------------|------------|
| Property for: | Sale |
| Price: | EUR 22,500 |

Location

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|------------------------|--------------------|
| Country: | France |
| State/Region/Province: | Nouvelle-Aquitaine |
| City: | Ruffec |
| ZIP code: | 16700 |
| Posted: | Feb 06, 2025 |

Description:

Town house in Ruffec to renovate completely with 4 bedrooms and an attic of 80 m2 that can be converted, a private courtyard and a magnificent vaulted cellar. A stone's throw from shops, schools and restaurants. Great potential.

Ground floor

- Entrance (6m2): wood floor to be redone
- Kitchen (16m2): wood floor to be redone and a fireplace, and adjoining room (10m2) wood floor
- Room (8m2): wood floor, access to the courtyard
- Living room (17m2): floor to be redone, fireplace, ceiling to be redone
- Room (12m2): wood floor to be redone, cellar access, courtyard access

Upstairs

- Landing (7m2): wood floor
- Bedroom (10m2): lino on wood floor
- Bedroom (26m2): wood floor to redo, ceiling to redo, sink, bidet
- Bedroom (19m2): wood floor to redo, ceiling to redo, sink, bidet, fireplace
- Room (11m2): wood floor, attic access and access to another room 8m2 wood floor. View to courtyard
- WC (1m2): lino
- Bathroom (3m2): bathtub, bidet, sink, lino on wood floor



Attic (80m2): wood floor to redo, convertible space

Outside

-Private, walled courtyard approximately 90m2

-All on a total footprint of 200m2 (the courtyard included of approximately 90m2)

Common

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|-------------------|----------|
| Bedrooms: | 4 |
| Bathrooms: | 1 |
| Finished sq. ft.: | 136 sq m |
| Lot Size: | 90 sq m |
| Floor Number: | 1 |

Room details

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|--------------|---|
| Total rooms: | 8 |
|--------------|---|

Building details

| | |
|-------------------|---|
| Number of Floors: | 1 |
| Orientation: | W |

Lease terms

Date Available:

Additional information

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| Virtual tour URL: | https://youtu.be/ |
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Contact information

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| IMLIX ID: | IX7.344.872 |
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