



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



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:	USD 26,436.1

Location

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

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

Room details

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

Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/
-------------------	---

Contact information

IMLIX ID:	IX7.344.872
-----------	-------------

