



## Townhouse in Ruffec with Outbuildings, Garden, and Great Potential - €75,000



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

### Listing details

Property for:	Sale
Price:	USD 87,922.34

### Location

Country:	France
ZIP code:	16700
Posted:	Sep 09, 2025
Description:	

Ideally located in the very center of Ruffec, this spacious property offers excellent potential for a renovation project. With generous living spaces and a prime location close to all amenities, it presents a great opportunity for a main residence, rental investment, or family home.

The upper floor is already habitable and includes three spacious bedrooms and two living rooms, allowing you to move in while continuing renovation work on the ground floor to suit your needs.

The house is connected to mains gas and mains drainage, making future improvements easier to carry out. On the ground floor, a former store to be renovated includes a room, an entrance hall, a toilet, a bathroom, another room, a bedroom, and a living room.

Upstairs:

-Landing (2m2): wooden floor-Living room n°1 (27m2): wooden floor-Bedroom (19m2): wooden floor-Living room n°2 (21m2): wooden floor, insert wood burner, beam-Fitted Kitchen (7m2): tiled floor-Toilet (1.5m2): tiled floor, sink-Bathroom (6.5m2): tiled floor, bathtub with shower, double sinks-Bedroom (11m2): linoleum floor-Bedroom (8m2): wooden floor

Convertible attic above the house (stairs from living room 2)

Outside:

-Private courtyard with space for parking- Stone porchway - Barn with wine store (100m2) + upper floor - Barn 2 (80m2)-Enclosed garden - Laundry room + old bathroomAll on a total surface area of 764m2



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## Common

Bedrooms:	3
Bathrooms:	2

## Room details

Total rooms:	9
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.521.622
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