



Small Renovated Townhouse with Renovation Project for the Former Sub-Prefecture - €180850

Agent Info

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Listing details

Property for: Sale
Price: USD 206,296.26

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Ruffec
ZIP code: 16700
Posted: Jul 13, 2026

Description:

A fantastic opportunity to transform this magnificent former historic building into either a large townhouse or 10 apartments (planning permission granted). The property also includes a fully renovated single-storey house, ready to be rented out or used as comfortable accommodation during the renovation work. Front courtyard with parking space for up to 3 cars and a terrace at the rear. On a plot of approximately 600 m2.

RENOVATED HOUSE:

Entrance/Office: 14m2 (laminated flooring) Living room: 9m2 (parquet flooring) Bedroom: 10m2 (parquet flooring) Shower room: 3m2 (tiled; shower, washbasin) WC: 1.5m2 (tiled; washbasin) Kitchen: 12m2 (tiled floor) Double glazing, electric heating, mains drainage; attic above and cellar below.

SUB-PREFECTURE:

Ground floor:

Room: 45m2 (concrete floor; recent roof on this section) Room: 63m2 (concrete floor) Room: 23m2 (concrete floor) Room: 19m2 (wooden flooring) Hall/Room: 78m2 (wooden flooring) Room: 20m2 (wooden flooring) Entrance hall: 32m2 (tiled; access to cellar) Room: 18m2 (tiled)

First floor:

Landing, 4 rooms (one with a balcony).

Attic:



Large open space with existing window openings.

Built: 1847

Common

Bedrooms: 1
Bathrooms: 1
Finished sq. ft.: 49 sq m
Lot Size: 600 sq m
Floor Number: 1

Room details

Total rooms: 14

Building details

Number of Floors: 1
Orientation: S

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/>

