



Spacious Town Centre Property With Rented Commercial Premises - €150,500



Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 171,592.19

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	09/05/2025

Informação adicional:

Beautiful old building in the heart of Ruffec with commercial premises, previously rented at 600 euros per month, and a house on three levels with a beautiful, private terrace and a conservatory on the first floor. A vaulted cellar and an attic allow for more storage and possibly an additional level. The building is double glazed, has mains gas heating and is connected to the mains sewage system. The building, although old, has been renovated in such a way as to keep a maximum of character while having all the necessary modern comfort.

Ground floor

- Shop rented out for 600€ per month
- Entrance hall (14,86m²): tiled floor
- Bedroom 1 (16,85m²): tiled floor
- Storage room (70m²): concrete, laundry area

Upstairs

- Landing (11,42m²): parquet flooring
- Fitted kitchen/dining room (39,21m²): wooden floor, stone and exposed beams
- WC (1,39m²): tiled floor
- Bathroom (3,4m²): tiled floor, bath, washbasin



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- Living room (35,9m²): parquet floor, bay window leading to the veranda
 - Conservatory (20m²): parquet floor
 - 2nd floor
 - Landing (20,21m²): parquet floor
 - Cellar (8,55m²): parquet floor, boiler, two washbasins
 - Bedroom 2 (23,85m²): parquet floor
 - Shower room (4,75m²): tiled floor, WC, shower, two washbasins
 - Bedroom 3 (16,21m²): parquet floor
 - Bedroom 4 (16,37m²): parquet floor, you have to go through bedroom 3 to reach it
 - 3rd floor
 - Attic over the whole surface of the house
 - Exterior
 - Terrace

Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	212 m ²
Tamanho do lote:	135 m ²
Floor Number:	1

Room details

Total rooms:	7
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Building details

Número de pisos:	1
Orientation:	S

Lease terms

Date Available:

Informação adicional

Virtual tour URL: <https://youtu.be/ZeGnQ3vMs0I>

Contact information

IMLIX ID: IX7.344.826



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