



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



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 171,592.19

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	09.05.2025

Описание:

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
- 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

Общие

Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	212 кв м
Площадь участка:	135 кв м
Floor Number:	1

Room details

Total rooms:	7
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Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX7.344.826

