



Prime Rental Investment ? Stone Building with Expansion Potential, Ruffec - €99,950



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 117,604.43

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16700
Добавлено:	06.02.2026

Описание:

Located in the heart of Ruffec town centre, within immediate proximity to shops, schools, and sports associations, this stone-built property offers an excellent rental investment opportunity.

The building comprises two fully renovated apartments currently rented, as well as a third unit to be created on the upper floor. Three water meters and three electricity meters are already installed.

Ground Floor

Shared entrance ? 4 m² Wooden flooring, access to the cellar and to the upper floor.

One-Bedroom Apartment of 42.35m² :

Living room ? 28 m²: Laminate floor, fitted kitchen, exposed stone walls

Bedroom ? 9 m²: Laminate floor

Shower room ? 9 m²: Laminate floor, shower, washbasin, WC, heated towel rail

Rented at ?390 per month + ?10 charges

Studio Apartment of 35.35m² :

Living area ? 26 m²: wooden and floating wood flooring, fitted kitchen

Shower room ? 9 m²: floating wood flooring, shower, washbasin, WC, heated towel rail, window

Rented at ?325 per month + ?10 charges

Upstairs

Large attic space of 78 m² to be renovated, ideal for creating a third apartment and increasing rental



income or owners accommodation.

No outdoor space Attractive stone building with retained character Immediate rental income with value-add potential

A great opportunity for investors, with strong potential for improved returns.

Общие

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	76 кв м
Floor Number:	1

Room details

Total rooms:	3
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Building details

Количество этажей:	1
Orientation:	W

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX8.157.820

