



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



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 171,592.19

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	09.05.2025

### Açıklama:

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 (14,86m<sup>2</sup>): tiled floor
- Bedroom 1 (16,85m<sup>2</sup>): tiled floor
- Storage room (70m<sup>2</sup>): concrete, laundry area

### Upstairs

- Landing (11,42m<sup>2</sup>): parquet flooring
- Fitted kitchen/dining room (39,21m<sup>2</sup>): wooden floor, stone and exposed beams
- WC (1,39m<sup>2</sup>): tiled floor
- Bathroom (3,4m<sup>2</sup>): tiled floor, bath, washbasin
- Living room (35,9m<sup>2</sup>): 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

## Genel Bilgiler

Yatak odası:	4
Banyo:	3
Bitmiş metrekare:	212 m2
Arazi Büyüklüğü:	135 m2
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Kat Sayısı:	1
Orientation:	S

## Lease terms

Date Available:

## Ek Bilgiler

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

## Contact information

IMLIX ID: IX7.344.826

