

# Ruffec Town Centre House For Sale : 4 Bedrooms And For Complete Renovation - €22,500



## 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 26,436.1

## Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	06.02.2025

### Açıklama:

Town house in Ruffec to renovate completely with 4 bedrooms and an attic of 80 m<sup>2</sup> that can be converted, a private courtyard and a magnificent vaulted cellar. A stone's throw from shops, schools and restaurants. Great potential.

### Ground floor

- Entrance (6m<sup>2</sup>): wood floor to be redone
- Kitchen (16m<sup>2</sup>): wood floor to be redone and a fireplace, and adjoining room (10m<sup>2</sup>) wood floor
- Room (8m<sup>2</sup>): wood floor, access to the courtyard
- Living room (17m<sup>2</sup>): floor to be redone, fireplace, ceiling to be redone

Room (12m<sup>2</sup>): wood floor to be redone, cellar access, courtyard access

### Upstairs

- Landing (7m<sup>2</sup>): wood floor
- Bedroom (10m<sup>2</sup>): lino on wood floor
- Bedroom (26m<sup>2</sup>): wood floor to redo, ceiling to redo, sink, bidet
- Bedroom (19m<sup>2</sup>): wood floor to redo, ceiling to redo, sink, bidet, fireplace
- Room (11m<sup>2</sup>): wood floor, attic access and access to another room 8m<sup>2</sup> wood floor. View to courtyard
- WC (1m<sup>2</sup>): lino
- Bathroom (3m<sup>2</sup>): bathtub, bidet, sink, lino on wood floor

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Attic (80m2): wood floor to redo, convertible space

Outside

-Private, walled courtyard approximately 90m2

-All on a total footprint of 200m2 (the courtyard included of approximately 90m2)

### **Genel Bilgiler**

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	136 m2
Arazi Büyüklüğü:	90 m2
Floor Number:	1

### **Room details**

Total rooms:	8
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### **Building details**

Kat Sayısı:	1
Orientation:	W

### **Lease terms**

Date Available:

### **Ek Bilgiler**

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

### **Contact information**

IMLIX ID: IX7.344.872

