



Charming 2 Bedroom Stone Townhouse in the Heart of Ruffec - €74,500



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:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 86,062.57

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	27.10.2025
Açıklama:	

Charming stone townhouse located in the heart of Ruffec, just a short walk from shops and amenities. The property comprises two bedrooms, a living room, a kitchen, and a pleasant small garden of 84m2. It benefits from mains gas central heating, double glazing, and is connected to the mains drainage system. Some refreshing and cosmetic work will bring the home back to life and allow you to make it your own. You'll also enjoy a beautiful vaulted cellar, perfect for storage, as well as an attic that could be converted, offering additional potential. A property full of character and potential, ideal for a first-time buyer or a rental investment. Energy rating: D (DPE-D).

Ground Floor:

Entrance (3m2): wooden floor

Kitchen (21m2): combination of wooden floor and tiling

Living Room (20m2): wooden floor, access to the vaulted cellar below

WC (1m2): under the staircase, fitted with a macerator toilet

First Floor:

Landing (5m2)

Shower Room (4m2): lino flooring, washbasin, bidet, shower, WC

Dressing Room / Study (6m2): lino flooring

Bedroom 1 (17.5m2): wooden floor



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<https://www.imlix.com/tr/>

Bedroom 2 (17.5m2): wooden floor

Convertible Attic:

Three windows + Velux roof window, insulated roof

Exterior:

Small garden (84m2) located just 2 meters in front of the house, with a garden shed

Genel Bilgiler

Yatak odası:	2
Banyo:	1
Bitmiş metrekare:	95 m2
Arazi Büyüklüğü:	84 m2
Floor Number:	1

Room details

Total rooms:	3
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Building details

Kat Sayısı:	1
Orientation:	S

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.785.893

