



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



### 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 117,604.43

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	06.02.2026

### Açıklama:

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 m<sup>2</sup> Wooden flooring, access to the cellar and to the upper floor.

One-Bedroom Apartment of 42.35m<sup>2</sup> :

Living room ? 28 m<sup>2</sup>: Laminate floor, fitted kitchen, exposed stone walls

Bedroom ? 9 m<sup>2</sup>: Laminate floor

Shower room ? 9 m<sup>2</sup>: Laminate floor, shower, washbasin, WC, heated towel rail

Rented at ?390 per month + ?10 charges

Studio Apartment of 35.35m<sup>2</sup> :

Living area ? 26 m<sup>2</sup>: wooden and floating wood flooring, fitted kitchen

Shower room ? 9 m<sup>2</sup>: floating wood flooring, shower, washbasin, WC, heated towel rail, window

Rented at ?325 per month + ?10 charges

### Upstairs

Large attic space of 78 m<sup>2</sup> to be renovated, ideal for creating a third apartment and increasing rental



income or owners accommodation.

No outdoor spaceAttractive stone building with retained characterImmediate rental income with value-add potential

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

## Genel Bilgiler

Yatak odası:	2
Banyo:	2
Bitmiş metrekare:	76 m2
Floor Number:	1

## Room details

Total rooms:	3
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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: IX8.157.820

