



€175530 - Town House with Garden and Garage + Building with 2 Rented Studios



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 175,530

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Veröffentlicht:	10.12.2024

Beschreibung:

Two-bedroom house, located a stone's throw from Ruffec town centre and its shops, with a lovely garden of over 700m² and a garage. The house is heated with town gas via central heating and has the charm of a bourgeois house with its beautiful unfinished wooden staircase. The building adjoining the house is currently under lease. No accessible exterior.

----- MAIN HOUSE

Ground floor

- Entrance hall (6m²): parquet flooring
- Living room (13.35m²): parquet flooring, fireplace
- Kitchen (11m²): parquet flooring, opening onto a small veranda
- WC (1m²): lino, washbasin



1st floor

- Landing (2m²): wooden floor
- Bedroom 1 (19m²): wooden floor, fireplace
- Bedroom 2 (13m²): wooden floor, wardrobe
- Bathroom (4m²): linoleum, bath with shower, WC, washbasin
- Attic

Outside

- Cellar with electricity
- Workshop with concrete floor and electricity
- Garage for one car with dirt floor and electricity
- Storage room
- Enclosed garden

BUILDING WITH STUDIOS (no exterior)

STUDIO 1 (Ground floor); rented at 305€/month (provisions on charges of 5€ included)

- 25.53m² living room with single kitchen area and sleeping area
- 3.3m² shower room with WC

STUDIO 2 (1st floor); rented at 280€/month (provisions on charges of 3€ included)

- 21.81m² living room with sleeping area
- 5.3m² kitchen opening onto the living room
- 3.1m² shower room with WC

Information on the risks to which this property is exposed is available on the Georisques website:



www.georisques.gouv.fr

Allgemein

Schlafzimmer:	5
Badezimmer:	3
Fertige m ² :	78 m ²
Grundstücksgröße:	744 m ²

Zimmerdetails

Zimmer insgesamt:	3
-------------------	---

Versorgungsdetails

Heizung:	Ja
----------	----

Gebäudedetails

Anzahl Etagen:	2
----------------	---

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.487.258

