



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



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 175,530

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Δημοσιεύθηκε:	10/12/2024

### Περιγραφή:

Two-bedroom house, located a stone's throw from Ruffec town centre and its shops, with a lovely garden of over 700m<sup>2</sup> 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 (6m<sup>2</sup>): parquet flooring
- Living room (13.35m<sup>2</sup>): parquet flooring, fireplace
- Kitchen (11m<sup>2</sup>): parquet flooring, opening onto a small veranda
- WC (1m<sup>2</sup>): 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

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**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

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



[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	78 τ.μ
Μέγεθος αυλής:	744 τ.μ

## Room details

Total rooms:	3
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## Utility details

Heating:	Ναί
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## Building details

Αριθμός ορόφων:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.258

