



## €29000 - Ruffec Town Centre House For Sale : 4 Bedrooms And For Complete Renovation



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 29,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Ruffec
Publicado:	05/02/2025

### Descripción:

Town house in Ruffec to renovate completely with 4 bedrooms and an attic of 80 m2 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 (6m2): wood floor to be redone
- Kitchen (16m2): wood floor to be redone and a fireplace, and adjoining room (10m2) wood floor
- Room (8m2): wood floor, access to the courtyard
- Living room (17m2): floor to be redone, fireplace, ceiling to be redone
- Room (12m2): wood floor to be redone, cellar access, courtyard access



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Upstairs

- Landing (7m2): wood floor
  - Bedroom (10m2); lino on wood floor
  - Bedroom (26m2): wood floor to redo, ceiling to redo, sink, bidet
  - Bedroom (19m2): wood floor to redo, ceiling to redo, sink, bidet, fireplace
  - Room (11m2); wood floor, attic access and access to another room 8m2 wood floor. View to courtyard
  - WC (1m2): lino
  - Bathroom (3m2): bathtub, bidet, sink, lino on wood floor
- Attic (80m2): wood floor to redo, convertible space

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Outside

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

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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)

### Común

Dormitorios:	4
Baños:	1
Pies cuadrados terminados:	136 m2
Tamaño del lote:	90 m2

### Room details

Total rooms:	8
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### Building details

Número de plantas:	2
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.644.989

