



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



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 175,530

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	10/12/2024

Description:

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

Commun

Chambres: 5
Salle de bains: 3
Pied carré fini: 78 m²
Dimensions du lot: 744 m²

Room details

Total rooms: 3

Utility details

Heating: Oui

Building details

Nombre de pieds carrés: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.487.258

