



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



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 29,000

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Soumis:	05/02/2025

Description:

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



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

Outside

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

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

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Chambres:	4
Salle de bains:	1
Pied carré fini:	136 m ²
Dimesions du lot:	90 m ²

Room details

Total rooms:	8
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Building details

Nombre de pieds carrés:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:

IX6.644.989

