



## €70000 - House To Finish Renovating Close To Ruffec



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 70,000

#### Location

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

#### Description:

Stone house to finish renovating close to Ruffec, the structural work is in very good condition, recent sanitation. All windows are in aluminium. Outside space of approximately 500m2.

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In details:

On the ground floor:

A living room of 53m2, tiled floor, a kitchen, living room, an old chimney flue, an entrance door and 3 windows. Staircase access to bedroom.

A 2.70m2 laundry room, tiled floor, washing machine connections.

A new WC 1.50m2, tiled floor.

A bathroom to be finished 6.45m2, drains are installed for the shower and the sink. Heated towel rail



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Upstairs:

An attic room 15 m2 with window

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Outside :

A terrace and garden in front of the house approximately 500m2

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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)

Condition: Very Good

### Commun

Chambres:	1
Salle de bains:	1
Pied carré fini:	80 m <sup>2</sup>
Dimesions du lot:	500 m <sup>2</sup>

### Room details

Total rooms:	2
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### Building details

Nombre de pieds carrés:	2
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.644.990
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