



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



### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 175,530

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	10-12-2024

### Omschrijving:

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 (2m<sup>2</sup>): wooden floor
- Bedroom 1 (19m<sup>2</sup>): wooden floor, fireplace
- Bedroom 2 (13m<sup>2</sup>): wooden floor, wardrobe
- Bathroom (4m<sup>2</sup>): 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)**

- 25.53m<sup>2</sup> living room with single kitchen area and sleeping area
- 3.3m<sup>2</sup> shower room with WC

**STUDIO 2 (1st floor); rented at 280€/month (provisions on charges of 3€ included)**

- 21.81m<sup>2</sup> living room with sleeping area
- 5.3m<sup>2</sup> kitchen opening onto the living room
- 3.1m<sup>2</sup> 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)



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## Algemeen

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	78 m <sup>2</sup>
Lot Afmeting:	744 m <sup>2</sup>

## Room details

Total rooms:	3
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## Utility details

Heating:	Ja
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## Building details

Aantal verdiepingen:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.258

