



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



### 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 29,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	05-02-2025

### Omschrijving:

Town house in Ruffec to renovate completely with 4 bedrooms and an attic of 80 m<sup>2</sup> 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 (6m<sup>2</sup>): wood floor to be redone
- Kitchen (16m<sup>2</sup>): wood floor to be redone and a fireplace, and adjoining room (10m<sup>2</sup>) wood floor
- Room (8m<sup>2</sup>): wood floor, access to the courtyard
- Living room (17m<sup>2</sup>): floor to be redone, fireplace, ceiling to be redone
- Room (12m<sup>2</sup>): 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)

### **Algemeen**

Slaapkamers:	4
Badkamers:	1
Afgewerkte vierkante meter:	136 m <sup>2</sup>
Lot Afmeting:	90 m <sup>2</sup>

### **Room details**

Total rooms:	8
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### **Building details**

Aantal verdiepingen:	2
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.644.989

