



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



Agent Info

Name:	Christophe GUAY
Company Name:	Agence TIC Ruffec
Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	EUR 175,530

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Dec 10, 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



Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	78 sq m
Lot Size:	744 sq m

Room details

Total rooms:	3
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Utility details

Heating:	Yes
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Building details

Number of Floors:	2
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX6.487.258
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