



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



### Agent Info

Name:	Christophe GUAY
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Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	EUR 29,000

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
Posted:	Feb 05, 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.

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### 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



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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)

**Common**

Bedrooms:	4
Bathrooms:	1
Finished sq. ft.:	136 sq m
Lot Size:	90 sq m

**Room details**

Total rooms:	8
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**Building details**

Number of Floors:	2
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**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX6.644.989

