



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



### Informações do Revendedor

|                   |   |
|-------------------|---|
| Name:             | Christophe GUAY   |
| Nome da Empresa:  | Agence TIC Ruffec   |
| País:             | França  |
| Experience since: | 1985  |
| Tipo de Serviço:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telephone:        | +33 (545) 710-046   |
| Languages:        | French  |
| Website:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalhes do anúncio

|               |            |
|---------------|------------|
| Imóveis para: | Venda      |
| Preço:        | EUR 29,000 |

### Localização

|                        |                    |
|------------------------|--------------------|
| Country:               | França             |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade:                | Ruffec             |
| Adicionado:            | 05/02/2025         |

### Informação adicional:

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.

### 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 (7m<sup>2</sup>): wood floor
  - Bedroom (10m<sup>2</sup>); lino on wood floor
  - Bedroom (26m<sup>2</sup>): wood floor to redo, ceiling to redo, sink, bidet
  - Bedroom (19m<sup>2</sup>): wood floor to redo, ceiling to redo, sink, bidet, fireplace
  - Room (11m<sup>2</sup>); wood floor, attic access and access to another room 8m<sup>2</sup> wood floor. View to courtyard
  - WC (1m<sup>2</sup>): lino
  - Bathroom (3m<sup>2</sup>): bathtub, bidet, sink, lino on wood floor
- Attic (80m<sup>2</sup>): wood floor to redo, convertible space

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Outside

- Private, walled courtyard approximately 90m<sup>2</sup>
- All on a total footprint of 200m<sup>2</sup> (the courtyard included of approximately 90m<sup>2</sup>)

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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)

### Comum

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|-------------------------|--------------------|
| Quartos de dormir:      | 4                  |
| Banheiro:               | 1                  |
| Pés quadrados acabados: | 136 m <sup>2</sup> |
| Tamanho do lote:        | 90 m <sup>2</sup>  |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 8 |
|--------------|---|

### Building details

|                  |   |
|------------------|---|
| Número de pisos: | 2 |
|------------------|---|



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.644.989

