



## €265950 - Beautiful 9 Bedroom Town House Perfect for a Gites, Hotel or Chambres d'Hotes Business in Ruffec



### 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 265,950

### Localização

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

#### Informação adicional:

If you're looking for the perfect place to start a hotel, gite or chambres d'hotels business, this stunning 9 bedroom town house in the centre of Ruffec might be just for you. Just two minutes from all amenities, ideal for preparing fresh croissants and coffee for your paying guests and plenty of private space for the owners too. With a large enclosed garden with mature trees, this beautiful town house is just waiting to be restored to it's former glory. The house is set out over three floors with nine large bedrooms, there's room to add bathrooms to each and connect up to the current mains drains sanitation system. Superb opportunity to acquire a classic bourgeoise town house in a lovely, friendly town with shops, restaurants, market and a railway station with links to Paris and the Eurostar just two minutes away on foot.

#### Ground Floor

Entrance : 22,01m2, parquet

Dining Room : 21,45m2, parquet

Living Room : 24,07m2, parquet, fireplace



Kitchen : 11,18m<sup>2</sup>, lino

Snug : 16,47m<sup>2</sup>, carpet

Cloakroom Cupboard : 2,29m<sup>2</sup>, lino

WC : 1,37m<sup>2</sup>, lino

Office with separate entrance : 17,12m<sup>2</sup>, lino

Second Entrance Courtyard Side : 6,87m<sup>2</sup>, lino

Storeroom : 7,5m<sup>2</sup>, terrecotta tiles

Cave

1st Floor

Landing : 21,52m<sup>2</sup>, parquet

Bedroom 1 : 19,15m<sup>2</sup>, carpet

Bathroom : 9,75m<sup>2</sup>, tiles

Bedroom 2 : 17,54m<sup>2</sup>, carpet

Bedroom 3 : 18,75m<sup>2</sup>, carpet

Bathroom : 3,52m<sup>2</sup>, lino

Dressing Room 3,6m<sup>2</sup>, lino

WC : 1,45m<sup>2</sup>, lino

Bedroom 4 : 18,15m<sup>2</sup>, carpet

2nd Floor

Landing : 20,5m<sup>2</sup>, parquet

Bedroom 5 : 17,11m<sup>2</sup>, carpet

Bedroom 6 : 12,98m<sup>2</sup>, lino

Bedroom 7 : 15,87m<sup>2</sup>, parquet



Bedroom 8 : 19,09m2, parquet

Bedroom 9 : 17,82m2, parquet ( renovation required )

Storeroom : 8,89m2, lino

3rd Floor

Attic : 112m2, parquet

Outside

Beautiful, tranquil, enclosed garden of 1235m2 with mature trees and pond

Barn and Garage of 150m2

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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**

Quartos de dormir:	9
Banheiro:	2
Pés quadrados acabados:	484 m <sup>2</sup>
Tamanho do lote:	1.235 m <sup>2</sup>

### **Room details**

Total rooms:	13
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### **Building details**

Número de pisos:	4
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.644.993
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# IMLIX

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<https://www.imlix.com/pt/>

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