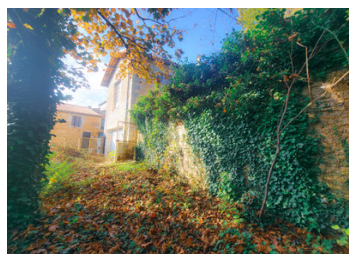
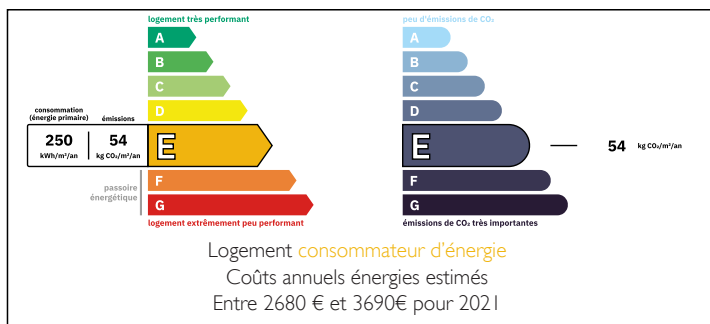


Town house to renovate - Ideal location in the heart of Ruffec



ENERGY - DPE



INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	2
Floor:	173 m2
Plot Size:	582 m2

IN BRIEF

This 173 m² townhouse, nestled in the heart of Ruffec, is a rare opportunity for investors and renovation enthusiasts. Located in a quiet neighborhood and close to all amenities, it enjoys a prime location, ideal for a high-value project.

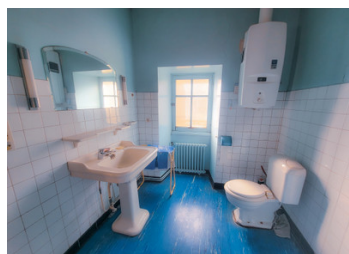
The charm of this property lies in its potential. While it does require renovation work, it offers a generous surface area and a flexible layout, allowing you to create a space that suits your vision: spacious bedrooms, a modern kitchen, an office, contemporary bathrooms... everything is possible to meet today's needs for comfort and functionality.

With its southern exposure, the house is bathed in natural light throughout the day, bringing warmth and a welcoming feel to every corner.

Don't miss this unique opportunity to invest in a character-filled property that you can transform to

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is composed as follows:

GROUND FLOOR

- Hallway: 8,59m²
- Entrance: 7,85m² + Fireplace
- Living room: 24,26m² + Fireplace
- Living room: 28m² + Fireplace
- Kitchen: 16,56m² + Fireplace
- Back kitchen: 10,40m² + Fireplace

GRENIER - 35²m²

1ST FLOOR

- Landing: 6,73m² + Fireplace
- Bedroom1: 13,82m²- Parquet and fireplace
- Bedroom2: 12,82m²- Parquet and fireplace
- Bathroom: 10,21m² + wc + bidet
- Bedroom3: 22,16m²- Parquet and fireplace

COURTYARD FLOOR

- Study: 22m² + fireplace + shower room
- Boiler room

BASEMENT: wood shed: 30 sq.m.

CELLAR :

OUTSIDE

Communicating building :

- 3 levels with access to small wooded gardens.
- Stone staircase for access to gardens.
- Double garage with gate access
- 3 parking spaces.

Wifi access

Mains drainage

Gas central heating.

Fireplaces all working but need to be brought up to standard.

Breathtaking view of the Château de Ruffec from the second floor.