

Investment opportunity - Pretty stone townhouse in Ruffec with garden and garage with tenant already in place.

EXCLUSIVE



INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	107 m2

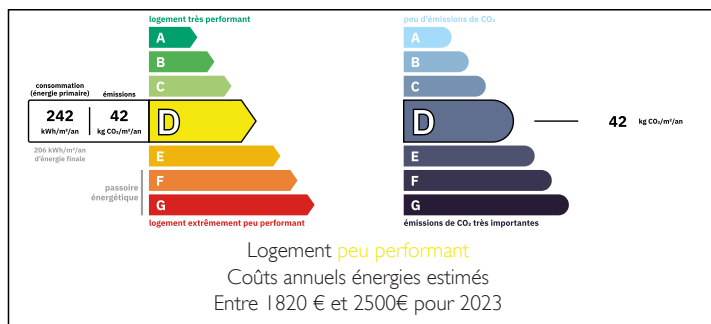
IN BRIEF

Set in the heart of the old town of Ruffec and just a minute's walk from the central square, this pretty stone property offers great value for money and has the added benefits of a garage and a private garden - two real advantages for this part of town.

The house benefits from a large kitchen / lounge / diner with access to a balcony overlooking the garden, 2 good-sized bedrooms and a shower room. In terms of outbuildings there is a garage on street level along with a storeroom too. The property has mains gas central heating (new Viessmann condensation boiler installed Dec 2024) and mains drainage.

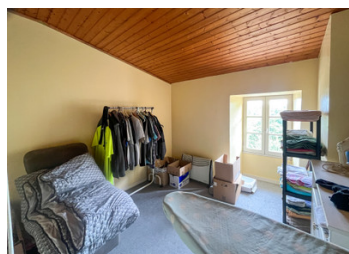
The property is currently rented out for 457€ per month (excluding charges).

ENERGY - DPE



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.



DESCRIPTION

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LOCAL TAXES

Taxe foncière: 1558 EUR

Taxe habitation: EUR

Ground Floor :

Entrance hall (7m²) with access to the garden and bespoke staircase to the first floor

Garage (23m²) including gas boiler

Storeroom (12m²)

First Floor :

Kitchen / Lounge / Diner (40m²) with access to balcony and WC

Second Floor:

Landing (4m²)

Bedroom (15m²)

Bedroom (9m²)

Shower room (4m²)

WC (1m²)

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>