LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42603LAB16 Price: 71 500 EUR

agency fees to be paid by the seller

Stone townhouse - to renovate - 115 m - Centre of Ruffec - Garages & outbuildings















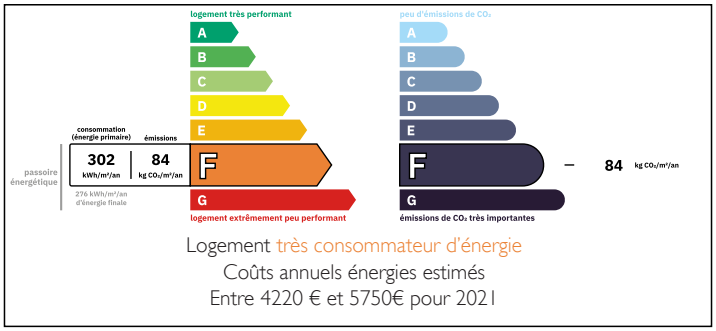
INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	409 m2

IN BRIEF

Townhouse in need of renovation located in the centre of Ruffec, 100 metres from shops and amenities. It comprises 3 bedrooms, a bright living room, a kitchen, a utility room and a shower room. The property has a rare asset in the town centre with two large garages and a barn, offering great potential for conversion, particularly for the creation of additional accommodation, subject to the necessary permits. Terrace and garden at the rear. Work required, ideal as a main residence or investment.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4220 € et 5750€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42603LAB16 Price: 71 500 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **418 EUR**

NOTES

DESCRIPTION

Ideally located in the heart of Ruffec, just 100 metres from all amenities, this townhouse in need of renovation offers great potential as a main residence, rental property or investment.

The house has a good layout with spacious rooms:

- Ground floor
Entrance hall: 9 m²
Kitchen: 16.5 m²
Living room: 16.8 m²
Utility room: 8.5 m²
Shower room with WC: 5.5 m²

- First floor
Landing: 2.7 m²
Dressing room: 2.7 m²
Bedroom 1: 16.6 m²
Bedroom 2: 16.7 m²
Bedroom 3: 16.7 m²

-Outbuildings & annexes (a rare asset in the town centre)
Garage 1: 38 m²
Garage 2: 20 m²
Barn: 52 m²
The outbuildings (garages and barn) offer potential for conversion into additional accommodation, subject to obtaining the necessary administrative authorisations, which would be a real asset for a rental or mixed-use project.

At the rear, a terrace and private garden allow you to enjoy a pleasant outdoor space in the town centre.

- Technical information:
Oil-fired central heating
Connection to mains drainage

Within walking distance: shops, schools, cafés, restaurants and SNCF railway...