



## Ruffec town centre - Large 4-bed property with terrace and a rental income too,

16700, Ruffec, Charente, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 1 Bath

Ruffec town centre - Large 4-bed property with terrace and a rental income too

# €199,800

Ref: BVI65777

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



## Property Description

Set just off the central square of Ruffec, this great property incorporates not only a 4-bed family home with fantastic conservatory and terrace, but also a shop on the ground floor which is currently rented out (rental contract until at least May 2023) for 600€ per month.

The house is comprised of an entrance hall, downstairs bedroom and large workshop on the ground floor. On the first floor a landing leads to a great-sized kitchen/diner, a bathroom, WC and a large lounge leading on to the conservatory and subsequently the outside terrace.

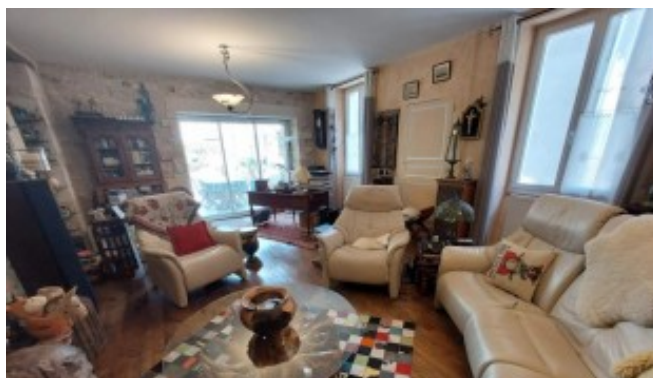
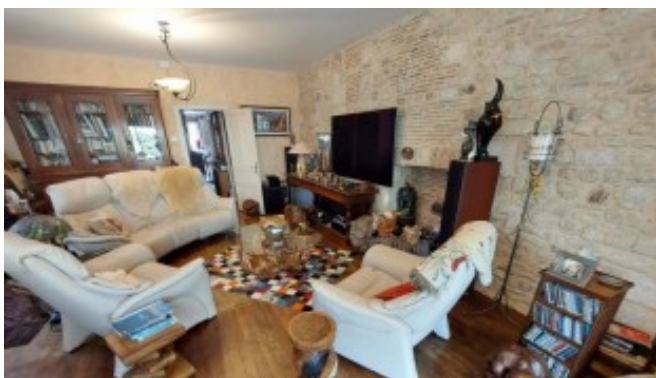
On the second floor there are 3 bedrooms, a shower room and a laundry room too. There is also a third floor which is just used for storage.

The house benefits from gas central heating whilst the shop has reversible heating / air-con via a heat exchanger. Both are connected to mains drainage.

Price including agency fees : 199.800 €

Price excluding agency fees : 185.000 €

Buyer commission included: 8%



Telephone: +44 (0) 1225 463752    Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée**