



Spacious Town Centre Property With Rented Commercial Premises,

€196,800

16700, Ruffec, Charente, Nouvelle-Aquitaine

Ref: R6611

* Available * 4 Beds * 3 Baths

Beautiful old building in the heart of Ruffec with rented commercial premises, currently rented at 600 euros per month, and a house on three levels with a beautiful, private terrace and a conservatory on the first floor. A vaulted cellar and an attic allow for more storage and possibly an additional level. The building is double glazed, has mains gas heating and is connected to the mains sewage system. The building, although old, has been renovated in such a way as to keep a maximum of character while having all the necessary modern comfort. Ground floor -Shop rented out for 600? per month -Entrance hall (14,86m²): tiled floor -Bedroom 1 (16,85m²): tiled floor -Storage room (70m²): concrete, laundry area Upstairs -Landing (11,42m²): parquet flooring -Fitted kitchen/dining room (39,21m²): wooden floor, stone and exposed beams -WC (1,39m²): tiled floor -Bathroom (3,4m²): tiled floor, bath, washbasin -Living room (35,9m²): parquet floor, bay window leading to the veranda -Conservatory (

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

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

French Entrée

Property Description

Beautiful old building in the heart of Ruffec with rented commercial premises, currently rented at 600 euros per month, and a house on three levels with a beautiful, private terrace and a conservatory on the first floor. A vaulted cellar and an attic allow for more storage and possibly an additional level. The building is double glazed, has mains gas heating and is connected to the mains sewage system. The building, although old, has been renovated in such a way as to keep a maximum of character while having all the necessary modern comfort.

Ground floor

- Shop rented out for 600? per month
- Entrance hall (14,86m²): tiled floor
- Bedroom 1 (16,85m²): tiled floor
- Storage room (70m²): concrete, laundry area

Upstairs

- Landing (11,42m²): parquet flooring
- Fitted kitchen/dining room (39,21m²): wooden floor, stone and exposed beams
- WC (1,39m²): tiled floor
- Bathroom (3,4m²): tiled floor, bath, washbasin
- Living room (35,9m²): parquet floor, bay window leading to the veranda
- Conservatory (20m²): parquet floor

2nd floor

- Landing (20,21m²): parquet floor
- Cellar (8,55m²): parquet floor, boiler, two washbasins
- Bedroom 2 (23,85m²): parquet floor
- Shower room (4,75m²): tiled floor, WC, shower, two washbasins
- Bedroom 3 (16,21m²): parquet floor
- Bedroom 4 (16,37m²): parquet floor, you have to go through bedroom 3 to reach it

3rd floor

- Attic over the whole surface of the house

Exterior

- Terrace



