



## 2 Bedroom Townhouse In Ruffec With Courtyard.,

16700, Ruffec, Charente, Nouvelle-Aquitaine

€39,000

Ref: R6636

\* Available \* 2 Beds \* 1 Bath

Town house with 2 bedrooms, cellar and courtyard/garden. It benefits from a gas central heating system and the windows are PVC double glazed. The house is connected to mains drainage. Close to all amenities in Ruffec an ideal as a rental investment (previous rent 400 euros per month) or holiday home. NB. Internal works required. In detail, the house comprises on the ground floor : - a living room (25m<sup>2</sup>): parquet floor, kitchenette. And on the first floor : - bedroom 1 (20m<sup>2</sup>): lino ; - bedroom 2 (25m<sup>2</sup>): parquet floor; - a bathroom (5m<sup>2</sup>): lino, bath, washbasin, WC; - a cellar under the house. Outside: - an enclosed courtyard (30m<sup>2</sup>), accessed via the cellar or road.

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

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