



## Building With Ground Floor Offices And Potential for Apartment Above- In The Town Centre Of Ruffec,

€53,000

Ref: R6672

16700, Ruffec, Charente, Nouvelle-Aquitaine

\* Available

Building situated in the heart of the town centre of Ruffec, close to all the commerces. It comprises some premises (in a good condition) on the ground floor and an apartment to renovate completely over. In details, this building offers on the ground floor: an entry hall (8m<sup>2</sup>): tiled floor, window a WC (2m<sup>2</sup>): tiled floor, sink a room (14m<sup>2</sup>): tiled floor a room / an office (20m<sup>2</sup>): with a sink On the first floor: a room (16m<sup>2</sup>): wooden floor, to renovate a room (12m<sup>2</sup>): wooden floor a room (16m<sup>2</sup>): wooden floor, open fire, access by the second room On the second floor: a convertible attic (32m<sup>2</sup>): a velux and a window Cellar under the building. No outside space.

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**French Entrée**

## Property Description

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In details, this building offers on the ground floor:

an entry hall (8m<sup>2</sup>): tiled floor, window

a WC (2m<sup>2</sup>): tiled floor, sink

a room (14m<sup>2</sup>): tiled floor

a room / an office (20m<sup>2</sup>): with a sink

On the first floor:

a room (16m<sup>2</sup>): wooden floor, to renovate

a room (12m<sup>2</sup>): wooden floor

a room (16m<sup>2</sup>): wooden floor, open fire, access by the second room

On the second floor:

a convertible attic (32m<sup>2</sup>): a velux and a window

Cellar under the building. No outside space.





