LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37403LAB16 Price: 54 000 EUR

agency fees to be paid by the seller

Great investment property made up of 2 apartments in the centre of the market town of Ruffec

EXCLUSIVE















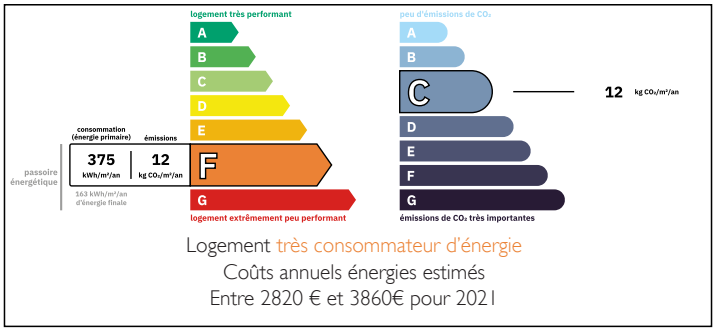
INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	76 m2

IN BRIEF

Character property in the heart of Ruffec old town that has been turned into two apartments (one on each floor), a separate room, cellar and attic. The property is sold free of any tenants and offers good rental potential. The property benefits from separate electric and water meters and mains drainage. Estimated rental income: €720/month.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2820 € et 3860€ 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.

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LOCAL TAXES

Taxe foncière:	**1772 EUR**

NOTES

DESCRIPTION

Located in the centre of Ruffec, within easy reach of shops, schools, healthcare professionals and the SNCF train station, this property is being sold free of any tenants and offers strong potential for rental income.

The property comprises, on the ground floor:
Communal areas: entrance/hallway and storeroom

Apartment 1 (35.1 m²):
Living room with furnished kitchen area (not equipped): 24.29 m²
Room used as bedroom: 7.92 m²
Shower room with WC: 2.91 m²
Separate room: 11.3 m² (can be rented as a complement to the flat or used as communal space)

First floor: Apartment 2 (53.56 m²) - partly renovated in 2020:

Entrance hall: 3.01 m²
Furnished and equipped kitchen (excluding fridge and dishwasher): 13.33m²
Living room: 13.52 m²
Master bedroom: 11 m²
Second room (office or spare bedroom): 8.01m²
Shower room with WC: 4.7 m²

Second floor:
55 m² attic accessible from the first floor flat, offering storage space or potential for conversion

Technical Information:
Cellar
Independent water and electricity meters
Individual hot water production
Mains drainage
Heating by electric radiators
Double-glazed windows
Some improvements to the insulation would be a welcome improvement
Ground floor flat to be refreshed
Total living area: 99.95 m²