LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41167LAB16 Price: 161 000 EUR

agency fees to be paid by the seller

For Sale – 1970s Pavilion in Ruffec (16700) 172 m | Plot: 643 m | 4 Bedrooms | Fully Converted Basement















INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	643 m2

IN BRIEF

Charming 1970s house, completely refurbished and in the heart of Ruffec (16700), just steps from shops and amenities. Offering 172 m² of living space, 4 bedrooms, a fully converted basement (ideal for guest accommodation or rental), central heating with heat pump, PVC double glazing and electric shutters.

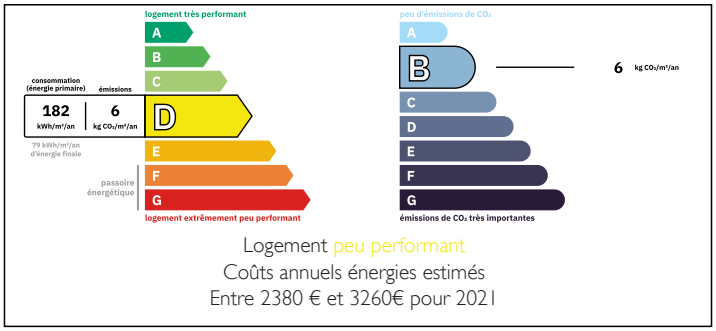
Ground floor: 2 bedrooms, fitted kitchen with terrace, shower room, WC, garage.

First floor: bright living room with balcony, 2 bedrooms, modern bathroom with whirlpool bath and shower, kitchen with veranda.

Enclosed landscaped garden of 643 m².

Great potential for two separate units or Airbnb rental.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2380 € et 3260€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41167LAB16 Price: 161 000 EUR

agency fees to be paid by the seller







DESCRIPTION

This charming 1970s property, completely refurbished and ideally located in the centre of Ruffec, just steps away from shops and amenities, offers generous living spaces and a pleasant setting. Great potential for creating two separate units or an Airbnb rental.
Key Features:

Living area: 172 m²
Fully converted basement (perfect for guest accommodation or rental)
4 spacious bedrooms
Central heating with heat pump
PVC double glazing + electric shutters
Connected to mains drainage

Layout:
Ground Floor:

Central hallway (14 m²)
2 bedrooms (14 m² each)
Boiler room / shower room with Italian-style shower (9 m²)
Fully fitted kitchen (12 m²) with terrace access
Separate WC (1.5 m²)
Garage / workshop (22 m²)

First Floor:

Entrance with central hallway (13.5 m²)
Bright living room (27.5 m²) with balcony terrace
2 bedrooms (16 m² each)
Modern bathroom (9 m²) with whirlpool bath + shower
Separate kitchen with veranda (15 m² + 3.5 m²)
Separate WC (1.5 m²)

Outside:

Enclosed, landscaped garden of 643 m², beautifully maintained with neat pathways

Location: In the centre of Ruffec, close to schools,

NOTES