

Ref: A41167LAB16

Price: 181 000 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

2 Bath:

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.

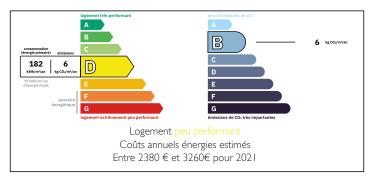








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

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 ($15 \text{ m}^2 + 3.5 \text{ m}^2$)

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,