

Commercial or residential building of 280m living space on two floors, ideally located -the heart of Ruffec



INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	3
Bath:	1
Floor:	400 m2
Plot Size:	400 m2

IN BRIEF

Welcome to this magnificent 2-story building for sale in Ruffec. Formerly a shop, this property offers a unique and full of potential space. With its original stone walls, exposed wooden beams, and charming features, it presents a perfect opportunity to create a spacious and welcoming living space or open a business. Spanning 240m² of livable area with a renovation potential of 400m², the possibilities are endless. Among its other highlights, the property boasts a recently redone roof, double-glazed windows, a gas heating system, and compliance with accessibility standards. Don't miss out on this exceptional opportunity to create your modern living space and fulfill your dreams in Ruffec. Contact us now to schedule a visit and seize this extraordinary opportunity!



ENERGY - DPE



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.



DESCRIPTION

Welcome to this magnificent 2-storey building for sale. Formerly a shop, this property offers a unique and full of potential space. This property is ideal for those looking for a modern and versatile living space or to open a business. Here is a detailed description of this exceptional property:

GROUND FLOOR

- First Part: This section of the ground floor extends over 56.54 m². It stands out with its original stone walls and tiled and parquet flooring. The exposed wooden beams and IPN beams add charm to this space. It is an ideal place to create a spacious and welcoming living room or a shop.

- Second Part: This section of 30 m² features a glass roof that allows natural light to penetrate the heart of the building. The four large skylights amplify this luminous effect. The stone walls and tiled floor add a touch of character to this space.

- Third Part: With an area of 47.46 m², this section of the ground floor has a door leading to the back of the building, making it a potential entrance for an independent accommodation. There is also the possibility of renting this space as a separate dwelling.

1ST FLOOR

- A 40 m² room: This bright room has a new floor and windows. It offers a versatile space that can be arranged as a living room, dining room, or entertainment area.

- Toilet and sink cabinet: With an area of 6 m², this space includes a toilet and sink, providing potential...

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