



3 Bedroom Old House with Outbuilding (Gite Potential) and Fenced Garden - €70,000



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 82,144.17

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	29.05.2025

Beschreibung:

Pretty house in Deux-Sevres in need of renovation/refreshment. It is located in a small, quiet hamlet near Lorigne. In addition to the house, there is a very nice outbuilding with electricity and a new roof. The main house benefits from gas central heating and has double glazing in all windows. The garden has uninterrupted views of the surrounding countryside and is ideal for pleasant walks.

Ground floor

- Conservatory (16m²): tiled floor
- Fitted kitchen (16m²): tiled floor, fireplace
- Living room (14m²): tiled floor
- Entrance hall (7m²): tiled floor
- Shower room (5m²): tiled floor, washbasin, shower, WC
- Cellar (5m²): concrete

1st floor

- Landing (4m²): wooden floor
- Bedroom 1 (15m²): parquet flooring
- Bedroom 2 (16m²): wooden floor (pass through bedroom 1), fireplace
- Bedroom 3 (10m²): parquet flooring, WC (1m²), door to attic



2nd floor

Insulated attic

Outside

-Enclosed garden

-Outbuilding with electricity: a ground floor of 38m² and a storage room of 13m² (clay floor) and a first floor of 51m² (plywood floor). Recent roof with Gite potential.

-Building plot/garden

-Covered parking for one car

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	103 m ²
Grundstücksgröße:	1098 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	5
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/MZBboLctanQ>

Kontaktinformation

IMLIX ID: IX7.344.815

