



2 Independent Properties Offering Versatility And Business Potential - €199,950



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:	EUR 199,950

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	28.09.2026

Beschreibung:

Two independent houses, each with its own water and electricity meters. Located in a small hamlet but with quick access to the towns of Ruffec and Sauze-Vaussais, offering all amenities, schools, etc. Set on a total plot of 5,017 m².

Main House (No. 2)

Ground Floor

Fitted kitchen (21 m²): laminate flooring Dining room (17 m²): wood flooring Living room (27 m²): wood flooring, wood-burning stove Hall (3 m²): laminate flooring; WC (1 m²): laminate flooring

First Floor

Bedroom (16 m²): laminate flooring; includes a 3 m² hall and a 9 m² room to be finished (wood flooring) potential for a bathroom or dressing room Bedroom (16 m²): laminate flooring Bedroom (16 m²): laminate flooring Landing (9 m²): wood flooring Bathroom (5 m²): tiled floor, WC, washbasin, bathtub with shower

Exterior

Barn (45 m²) with mezzanine, open hangar (45 m²), boiler room, a well, cellar, enclosed garden with two entrances, and a separate plot of land opposite (1,745 m²)

Second House (No. 4)



Ground Floor

Fitted kitchen/dining room (30 m2): wood flooring, wood-burning stove (cellar underneath) Living room (21 m2): wood flooring, wood-burning stove, exposed stone

First Floor

Landing (6 m2): wood flooring Bedroom (9 m2): wood flooring Bedroom (19 m2): wood flooring Shower room (4 m2): tiled floor, shower, washbasin, WC, Velux window

Exterior

Covered terrace, barn (100 m2), two storage rooms, garden. Set on an adjoining plot of 3,272 m2 plus a separate plot opposite (1,745 m2)

Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m ² :	225 m ²
Grundstücksgröße:	5017 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	9
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/Df2Gk6or39I
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Kontaktinformation

IMLIX ID:	IX9.027.775
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