



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



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 82,144.17

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	79190
Δημοσιεύθηκε:	29/05/2025

### Περιγραφή:

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 (16m<sup>2</sup>): tiled floor
- Fitted kitchen (16m<sup>2</sup>): tiled floor, fireplace
- Living room (14m<sup>2</sup>): tiled floor
- Entrance hall (7m<sup>2</sup>): tiled floor
- Shower room (5m<sup>2</sup>): tiled floor, washbasin, shower, WC
- Cellar (5m<sup>2</sup>): concrete

### 1st floor

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



2nd floor

Insulated attic

Outside

-Enclosed garden

-Outbuilding with electricity: a ground floor of 38m<sup>2</sup> and a storage room of 13m<sup>2</sup> (clay floor) and a first floor of 51m<sup>2</sup> (plywood floor). Recent roof with Gite potential.

-Building plot/garden

-Covered parking for one car

## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	103 τ.μ
Μέγεθος αυλής:	1098 τ.μ
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Αριθμός ορόφων:	1
Orientation:	W

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/MZBboLctanQ>

## Contact information

IMLIX ID: IX7.344.815

