



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



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 82,144.17

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	79190
Publicado:	29/05/2025

### Descripción:

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

## Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	103 m <sup>2</sup>
Tamaño del lote:	1098 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
--------------	---

## Building details

Número de plantas:	1
Orientation:	W

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX7.344.815

