



## Townhouse To Renovate With Courtyard, Close to Commerce - €34,000

### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience 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 39,898.6

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	79190
Publicado:	18/08/2025

### Descripción:

Character townhouse to renovate in a market town which has schools and all main commerce on hand, as well as good road links to airports and main towns in the area.

The property has a spacious living area on the ground floor, a cellar, 3 bedrooms and a bathroom, and an attractive courtyard to the rear.

A lot of work is required to bring the property to standard (roof, heating, double-glazing, insulation, new kitchen, bathrooms etc) but a first fix has been done for the electrics and the property has mains drains. A great project!

In detail the property comprises :-

Ground floor :

Large living room (42m<sup>2</sup>) with dining area and basic kitchen. Wooden floor, beams and exposed stone walls. Plumbing for a washing-machine.

Cellar

First floor:

Landing (6m<sup>2</sup>) Wooden floor.

Bedroom 1 (20.5m<sup>2</sup>) Wooden floor

Bathroom (8m<sup>2</sup>) Wooden floor. Bath, wc and handbasin. Cupboard with the hot water tank.



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**Second floor :**

Small landing (2m2) Wooden floor

Bedroom 2 (18m2) Wooden floor. Exposed stone walls

Bedroom (3) (13.5m2) Wooden floor, beams and exposed stone

**Outside :**

Attractive courtyard to the rear with a feature area made from the remains of an old building

2 barns in poor condition (approximately 16m2 and 12m2)

A strip of land at the rear (belonging to the property) enabling access to the road

Underground water citerne and a well

## **Común**

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	110 m2
Tamaño del lote:	320 m2
Floor Number:	1

## **Room details**

Total rooms:	4
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## **Building details**

Número de plantas:	1
Orientation:	SW

## **Lease terms**

Date Available:

## **Información adicional**

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

## **Contact information**

IMLIX ID: IX7.451.607

