



## Set of 2 Houses For Sale Near Lizant with Garden and Outbuildings - €49,950

### 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
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 58,149.75

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Civray
Código postal:	86250
Publicado:	27/05/2026

### Descripción:

Nestled in a quiet hamlet close to the village of Lizant which has a bakery/convenient store, bar/restaurant, Post Office and infants school. The town of Civray is also a very short drive away and offers a choice of supermarkets, shops, bakeries, restaurants and hardware shops. Civray has an outdoor market twice a week. Two stone houses, one in need of renovation and the other just to finish off although habitable immediately. The two houses can be made into one large proeprty or a main house with gite / guest cottage. The potential is there and just waiting to be exploited! All on a plot of 936m2.

### HOUSE TO FINISH RENOVATING

#### Ground floor

-Living room (40m2): tiled floor, fitted kitchen area with gas hob and electric oven plus microwave, French window opening onto the garden, wood-burning stove.(separate water heater to the bathroom)

#### 1st floor

-Bedroom (33m2): plywood floor

-Bathroom (7m2): lino, bath, WC, washbasin, shower, velux window (separate water heater to the kitchen)

+ access to the hayloftconsisting of 3 large, full roof height rooms with original beams and stonework. One has a beautiful original window with stone window seats 37m2, 14m2 and 25m2.



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## HOUSE TO RENOVATE

### Ground floor

- Veranda (11m<sup>2</sup>) linking the 2 houses
- Basic kitchen (16m<sup>2</sup>): tiled floor, wood-burning stove
- Room (15m<sup>2</sup>): wooden floor (to be replaced)
- Room (16m<sup>2</sup>): parquet flooring
- Room (12m<sup>2</sup>): carpet on concrete floor
- Bathroom (3m<sup>2</sup>): tiled floor, small bath, washbasin
- WC (2m<sup>2</sup>): tiled floor

### OUTSIDE

- Workshop
- Wood shed
- 2 attached storerooms to the rear one with a large original fireplace
- Rear garden
- Front courtyard with hangar (roof to be redone)
- 25m<sup>2</sup> workshop with electricity and concrete floor

## Común

Dormitorios:	1
Baños:	2
Pies cuadrados terminados:	80 m <sup>2</sup>
Tamaño del lote:	936 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Número de plantas:	1
Orientation:	W

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: [https://youtu.be/w5U5\\_30oah8](https://youtu.be/w5U5_30oah8)



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