



€70000 - 3 Bedroom Old House with Outbuilding (Gite Potential) and Fenced Garden



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 80,523.13

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Soumis:	04/06/2025

Description:

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 (16m2): tiled floor
- Fitted kitchen (16m2): tiled floor, fireplace
- Living room (14m2): tiled floor
- Entrance hall (7m2): tiled floor



-Shower room (5m2): tiled floor, washbasin, shower, WC

-Cellar (5m2): concrete

1st floor

-Landing (4m2): wooden floor

-Bedroom 1 (15m2): parquet flooring

-Bedroom 2 (16m2): wooden floor (pass through bedroom 1), fireplace

-Bedroom 3 (10m2): parquet flooring, WC (1m2), door to attic

2nd floor

Insulated attic

Outside

-Enclosed garden

-Outbuilding with electricity: a ground floor of 38m2 and a storage room of 13m2 (clay floor) and a first floor of 51m2 (plywood floor). Recent roof with Gite potential.

-Building plot/garden

-Covered parking for one car

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	103 m ²
Dimesions du lot:	1.098 m ²



Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Building details

Nombre de pieds carrés: 2

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX6.986.606

