



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

### Information de l'agent

Nom:	Christophe GUAY
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Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 39,898.6

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Indicatif régional:	79190
Soumis:	18/08/2025

### Description:

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

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	110 m <sup>2</sup>
Dimesions du lot:	320 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Nombre de pieds carrés:	1
Orientation:	SW

## Lease terms

Date Available:

## Information additionnelle

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

## Contact information

IMLIX ID: IX7.451.607

