



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

### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 39,898.6

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	79190
Feladta:	2025. 08. 18.

### Leírás:

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.

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

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	110 nm
Telekméret:	320 nm
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Emeletek száma:	1
Orientation:	SW

## Lease terms

Date Available:

## További információ

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

## Contact information

IMLIX ID: IX7.451.607

