



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

### 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 58,149.75

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Irányítószám:	86250
Feladta:	2026. 05. 27.

### Leírás:

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 property or a main house with gite / guest cottage. The potential is there and just waiting to be exploited! All on a plot of 936m<sup>2</sup>.

### HOUSE TO FINISH RENOVATING

#### Ground floor

-Living room (40m<sup>2</sup>): 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 (33m<sup>2</sup>): plywood floor

-Bathroom (7m<sup>2</sup>): lino, bath, WC, washbasin, shower, velux window (separate water heater to the kitchen)

+ access to the hayloft consisting of 3 large, full roof height rooms with original beams and stonework. One has a beautiful original window with stone window seats 37m<sup>2</sup>, 14m<sup>2</sup> and 25m<sup>2</sup>.

### HOUSE TO RENOVATE



## Ground floor

- Veranda (11m2) linking the 2 houses
- Basic kitchen (16m2): tiled floor, wood-burning stove
- Room (15m2): wooden floor (to be replaced)
- Room (16m2): parquet flooring
- Room (12m2): carpet on concrete floor
- Bathroom (3m2): tiled floor, small bath, washbasin
- WC (2m2): 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)
- 25m2 workshop with electricity and concrete floor

## Gyakori

Hálósobák:	1
Fürdőszobák:	2
Kész négyzetméter:	80 nm
Telekméret:	936 nm
Floor Number:	1

## Room details

Total rooms:	5
--------------	---

## Building details

Emeletek száma:	1
Orientation:	W

## Lease terms

Date Available:

## További információ

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

