



2 Independent Properties Offering Versatility And Business Potential - €199,950



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:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 199,950

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Írányítószám:	79190
Feladta:	2026. 09. 28.

Leírás:

Two independent houses, each with its own water and electricity meters. Located in a small hamlet but with quick access to the towns of Ruffec and Sauze-Vaussais, offering all amenities, schools, etc. Set on a total plot of 5,017 m2.

Main House (No. 2)

Ground Floor

Fitted kitchen (21 m2): laminate flooring Dining room (17 m2): wood flooring Living room (27 m2): wood flooring, wood-burning stove Hall (3 m2): laminate flooring; WC (1 m2): laminate flooring

First Floor

Bedroom (16 m2): laminate flooring; includes a 3 m2 hall and a 9 m2 room to be finished (wood flooring) potential for a bathroom or dressing room Bedroom (16 m2): laminate flooring Bedroom (16 m2): laminate flooring Landing (9 m2): wood flooring Bathroom (5 m2): tiled floor, WC, washbasin, bathtub with shower

Exterior

Barn (45 m2) with mezzanine, open hangar (45 m2), boiler room, a well, cellar, enclosed garden with two entrances, and a separate plot of land opposite (1,745 m2)

Second House (No. 4)

Ground Floor



Fitted kitchen/dining room (30 m²): wood flooring, wood-burning stove (cellar underneath) Living room (21 m²): wood flooring, wood-burning stove, exposed stone

First Floor

Landing (6 m²): wood flooring Bedroom (9 m²): wood flooring Bedroom (19 m²): wood flooring Shower room (4 m²): tiled floor, shower, washbasin, WC, Velux window

Exterior

Covered terrace, barn (100 m²), two storage rooms, garden. Set on an adjoining plot of 3,272 m² plus a separate plot opposite (1,745 m²)

Gyakori

Hálósobák:	5
Fürdőszobák:	2
Kész négyzetméter:	225 nm
Telekméret:	5017 nm
Floor Number:	1

Room details

Total rooms:	9
--------------	---

Building details

Emeletek száma:	1
Orientation:	W

Lease terms

Date Available:

További információ

Virtual tour URL:	https://youtu.be/Df2Gk6or39I
-------------------	---

Contact information

IMLIX ID:	IX9.027.775
-----------	-------------

