



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

Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 39,898.6

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	18/08/2025

Descrizione:

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 (42m²) with dining area and basic kitchen. Wooden floor, beams and exposed stone walls. Plumbing for a washing-machine.

Cellar

First floor:

Landing (6m²) Wooden floor.

Bedroom 1 (20.5m²) Wooden floor

Bathroom (8m²) 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

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	110 mq
Dimensione del lotto:	320 mq
Floor Number:	1

Room details

Total rooms:	4
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Building details

Numero di piani:	1
Orientation:	SW

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX7.451.607

