



Two Houses with a Garden and Outbuildings - €93,500



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 108,499.2

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Ruffec
Cap:	16240
Pubblicato:	18/05/2026

Descrizione:

A set of two houses, one habitable and the other in need of complete renovation. The property is situated in the village of Montjean, between Sauze-Vaussais and Ruffec. The main attraction of this property is its potential: you could use the house requiring renovation as an extension of the ready-to-move-in house (they are already connected) or as a separate dwelling with its own outdoor space. The outbuildings also offer a range of possibilities: a self-contained studio, a workshop, etc. The garden at the rear of the property will allow you to enjoy yourself if you have even a little green thumb and to make the most of the peace and quiet.

A wonderful opportunity to acquire a property to renovate to your own taste.

Number 8

Ground floor

Fitted kitchen and dining room (35m²): tiled floor, wood-burning stove

Living room (20m²): laminate flooring

Shower room (5m²): tiled floor, walk-in shower, washbasin, washing machine connection

Hallway

Toilet (1m²): tiled

Veranda (12m²): tiled



First floor

Landing/Study (13m²): parquet flooring, sloping ceiling

Bedroom (16m²): parquet flooring

Bedroom (14m²): parquet flooring, built-in cupboard

Toilet (2m²): parquet flooring

Outside

Garden, courtyard with gate serving as a driveway, featuring a water tank in the mezzanine, bread oven (normally functional), small house in need of renovation, chicken coop, garage for one car, large barn (roof in decent condition but certainly in need of refurbishment), second entrance with electric gate

Number 10

Ground floor

Room (18m²): linoleum

Room (26m²): gravel as a base for floor insulation

First floor

Landing

Room (18m²): parquet flooring

Room (21m²): parquet flooring

Outside

Courtyard

Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	106 mq
Dimensione del lotto:	2944 mq
Floor Number:	1

Room details

Total rooms:	4
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Building details

Numero di piani:	1
Orientation:	W

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX8.475.319



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