



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

### Informazioni sull'Agente

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Tipo di servizio:	Selling a Property
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 58,149.75

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Cap:	86250
Pubblicato:	27/05/2026

### Descrizione:

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

## Comune

Camere da letto:	1
Bagni:	2
Finito piedi quadrati:	80 mq
Dimensione del lotto:	936 mq
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Numero di piani:	1
Orientation:	W

## Lease terms

Date Available:

## Informazioni aggiuntive

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



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