



€70000 - 3 Bedroom Old House with Outbuilding (Gite Potential) and Fenced Garden



Agent Info

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|-------------------|---|
| Naam: | Christophe GUAY |
| Bedrijfsnaam: | Agence TIC Ruffec |
| Mistlampen: | France |
| Experience since: | 1985 |
| Service Type: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefoon: | +33 (545) 710-046 |
| Languages: | French |
| Website: | https://tic-ruffec.com |

Advertentie details

| | |
|----------------|---------------|
| Vastgoed voor: | Koop |
| Prijs: | USD 80,523.13 |

Locatie

| | |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France |
| Staat/Regio/Pronvincie: | Nouvelle-Aquitaine |
| Plaats: | Sauze-Vaussais |
| Geplaatst: | 04-06-2025 |
| Omschrijving: | |

Pretty house in Deux-Sevres in need of renovation/refreshment. It is located in a small, quiet hamlet near Lorigne. In addition to the house, there is a very nice outbuilding with electricity and a new roof. The main house benefits from gas central heating and has double glazing in all windows. The garden has uninterrupted views of the surrounding countryside and is ideal for pleasant walks.

Ground floor

- Conservatory (16m2): tiled floor
- Fitted kitchen (16m2): tiled floor, fireplace
- Living room (14m2): tiled floor
- Entrance hall (7m2): tiled floor
- Shower room (5m2): tiled floor, washbasin, shower, WC



-Cellar (5m²): concrete

1st floor

-Landing (4m²): wooden floor

-Bedroom 1 (15m²): parquet flooring

-Bedroom 2 (16m²): wooden floor (pass through bedroom 1), fireplace

-Bedroom 3 (10m²): parquet flooring, WC (1m²), door to attic

2nd floor

Insulated attic

Outside

-Enclosed garden

-Outbuilding with electricity: a ground floor of 38m² and a storage room of 13m² (clay floor) and a first floor of 51m² (plywood floor). Recent roof with Gite potential.

-Building plot/garden

-Covered parking for one car

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Algemeen

| | |
|-----------------------------|----------------------|
| Slaapkamers: | 3 |
| Badkamers: | 1 |
| Afgewerkte vierkante meter: | 103 m ² |
| Lot Afmeting: | 1.098 m ² |



Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Building details

Aantal verdiepingen: 2

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX6.986.606

