



## 3 Bedroom Old House with Outbuilding (Gite Potential) and Fenced Garden - €70,000



### Agent Info

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Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 82,144.17

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Postcode:	79190
Geplaatst:	29-05-2025

### 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 (16m<sup>2</sup>): tiled floor
- Fitted kitchen (16m<sup>2</sup>): tiled floor, fireplace
- Living room (14m<sup>2</sup>): tiled floor
- Entrance hall (7m<sup>2</sup>): tiled floor
- Shower room (5m<sup>2</sup>): tiled floor, washbasin, shower, WC
- Cellar (5m<sup>2</sup>): concrete

### 1st floor

- Landing (4m<sup>2</sup>): wooden floor
- Bedroom 1 (15m<sup>2</sup>): parquet flooring
- Bedroom 2 (16m<sup>2</sup>): wooden floor (pass through bedroom 1), fireplace
- Bedroom 3 (10m<sup>2</sup>): parquet flooring, WC (1m<sup>2</sup>), door to attic

### 2nd floor



Insulated attic

Outside

-Enclosed garden

-Outbuilding with electricity: a ground floor of 38m<sup>2</sup> and a storage room of 13m<sup>2</sup> (clay floor) and a first floor of 51m<sup>2</sup> (plywood floor). Recent roof with Gite potential.

-Building plot/garden

-Covered parking for one car

## Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	103 m <sup>2</sup>
Lot Afmeting:	1098 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Aantal verdiepingen:	1
Orientation:	W

## Lease terms

Date Available:

## Additionele informatie

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

## Contact information

IMLIX ID: IX7.344.815

