



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

### Agent Info

Naam:	Christophe GUAY
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Mislampen:	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 39,747.51

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Postcode:	79190
Geplaatst:	18-08-2025

### Omschrijving:

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 (42m<sup>2</sup> with dining area and basic kitchen. Wooden floor, beams and exposed stone walls. Plumbing for a washing-machine.

Cellar

First floor:

Landing (6m<sup>2</sup>) Wooden floor.

Bedroom 1 (20.5m<sup>2</sup>) Wooden floor

Bathroom (8m<sup>2</sup>) Wooden floor. Bath, wc and handbasin. Cupboard with the hot water tank.

Second floor :



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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

## **Algemeen**

Slaapkamers: 3  
Badkamers: 1  
Afgewerkte vierkante meter: 110 m<sup>2</sup>  
Lot Afmeting: 320 m<sup>2</sup>  
Floor Number: 1

## **Room details**

Total rooms: 4

## **Building details**

Aantal verdiepingen: 1  
Orientation: SW

## **Lease terms**

Date Available:

## **Additionele informatie**

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

## **Contact information**

IMLIX ID: IX7.451.607

