



€91400 - Longere with adjoining barn and numerous outbuildings



Agent Info

Name: Christophe GUAY
Company: Agence TIC Ruffec
Name:
Country: France
Experience since: 1985
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Phone: +33 (545) 710-046
Languages: French
Website: <https://tic-ruffec.com>

Listing details

Property for: Sale
Price: USD 103,547.87

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Sauze-Vaussais
Posted: Nov 13, 2024

Description:

Beautiful farmhouse with adjoining barn and numerous outbuildings, enclosed grounds with trees of 2715m2, old bread oven. Recent electricity, wood-fired heating (insert fireplace) + oil-fired boiler. The house is habitable, it just needs updating and redistribution of the rooms with the possibility of converting part of the attic. The house is located in a village between RUFFEC and SAUZE VAUSSAIS.

Details:

Entrance hall 5,57m2, tiled floor, PVC door.
A kitchen 15,13m2, tiled floor, sink, PVC window.
A room/bedroom 8,71m2, wooden floor, a single glazed wooden window.
A room/bedroom 7,55m2, wooden floor, a single glazed wooden window.
A shower room 2,59m2, tiled floor, shower tray, washbasin.
A WC 1,05m2, tiled floor, a PVC window.
Living room 21,54m2, wooden floor, fireplace, PVC window.
A room/bedroom 7,27m2, wooden floor, a single glazed wooden window.



Outbuildings:

- A beautiful attached barn 27m2 + approx. 55m2, with boiler room, sink, oil-fired boiler, tank.
- A breezeblock outbuilding of approx. 160 m2, an old bread oven and another outbuilding.
- A well with electric pump.
- A main entrance + another entrance at orchard level.
- Land enclosed by fencing.

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

Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	69 sq m
Lot Size:	2.715 sq m

Room details

Total rooms:	4
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Utility details

Heating:	Yes
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Building details

Number of Floors:	1
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Lease terms

Date Available:

Additional information

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.384.454
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