



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

### Agent Info

Name:	Christophe GUAY
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Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Listing details

Property for:	Sale
Price:	EUR 34,000

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Sauze-Vaussais
ZIP code:	79190
Posted:	Aug 18, 2025

### Description:

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 :



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

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	110 sq m
Lot Size:	320 sq m
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Number of Floors:	1
Orientation:	SW

## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://youtu.be/">https://youtu.be/</a>
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## Contact information

IMLIX ID:	IX7.451.607
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