



Auv 1193: Quietly located house with gîte, well, attractive

Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 151,226.42

Location

Country: France
ZIP code: 63390
Posted: Sep 07, 2025

Description:

Auv 1193: Quietly located house with gîte, well, attractive plot 5,340m² This property has been unoccupied for some time and therefore needs to be put back into shape and further renovated. The right-hand side of the roof was completely renewed this year. The very quiet location and the land are real assets to start a beautiful project here. The house on the left has an interior surface of 42m² and comprises 3 levels as well as a cellar beneath the barn. On the ground floor there is a spacious living room with neutral tiled floor, a beautiful fireplace, a kitchen corner, a shower room with shower, toilet and washbasin, and a washing machine connection. Exposed beam ceiling with new visible pine boards above. Ceiling height between the beams: 2.30m, lowest beam at 2m. The windows are partly new and partly original with single glazing. There are also wooden shutters. Upstairs, a landing (7m²) leads to two bedrooms (20m² with dressing room and 7m²). Height: 2m between the beams, 1.80m under the beams. A second staircase gives access to the converted attic with a floor area of 42m². The wood panelling and roof insulation here need to be renewed. The entire house has already been wired for electricity, with a new fuse box installed but not yet connected. The old installation is still in use, so there is electricity. The former barn was converted into a gîte. The interior surface is 40m². On the ground floor there is a living space (20m²) with kitchen corner, 6m high ceiling. A few steps higher, on the right, is a 20m² living area with a shower room with washbasin, toilet and shower. Above that is a 20m² bedroom. Accessible from the side of the house, there is another 20m² room. Once properly restored, this will certainly make a very attractive property. The land is relatively flat, mainly pasture with many large trees. The septic tank is working but not compliant. The house is connected to mains water and also has a well. Located in a quiet hamlet at the end of the tarmac road. The outbuilding, in very poor condition, is registered on the cadastral plan and can therefore be rebuilt.



Common

Bedrooms:	3
Finished sq. ft.:	160 sq m
Lot Size:	5340 sq m

Energy efficiency

Energy Use (kWh/m ² /year):	600
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/PFYR-T200631/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	1665-auv-1193
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