



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



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 82,144.17

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Sauze-Vaussais
CEP:	79190
Adicionado:	29/05/2025

### Informação adicional:

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

## Comum

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	103 m <sup>2</sup>
Tamanho do lote:	1098 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Número de pisos:	1
Orientation:	W

## Lease terms

Date Available:

## Informação adicional

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

## Contact information

IMLIX ID: IX7.344.815

