



## Two Houses with a Garden and Outbuildings - €93,500



### 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 108,499.2

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16240
Adicionado:	18/05/2026

#### Informação adicional:

A set of two houses, one habitable and the other in need of complete renovation. The property is situated in the village of Montjean, between Sauze-Vaussais and Ruffec. The main attraction of this property is its potential: you could use the house requiring renovation as an extension of the ready-to-move-in house (they are already connected) or as a separate dwelling with its own outdoor space. The outbuildings also offer a range of possibilities: a self-contained studio, a workshop, etc. The garden at the rear of the property will allow you to enjoy yourself if you have even a little green thumb and to make the most of the peace and quiet.

A wonderful opportunity to acquire a property to renovate to your own taste.

Number 8

Ground floor

Fitted kitchen and dining room (35m<sup>2</sup>): tiled floor, wood-burning stove

Living room (20m<sup>2</sup>): laminate flooring

Shower room (5m<sup>2</sup>): tiled floor, walk-in shower, washbasin, washing machine connection

Hallway

Toilet (1m<sup>2</sup>): tiled

Veranda (12m<sup>2</sup>): tiled



## First floor

Landing/Study (13m<sup>2</sup>): parquet flooring, sloping ceiling

Bedroom (16m<sup>2</sup>): parquet flooring

Bedroom (14m<sup>2</sup>): parquet flooring, built-in cupboard

Toilet (2m<sup>2</sup>): parquet flooring

## Outside

Garden, courtyard with gate serving as a driveway, featuring a water tank in the mezzanine, bread oven (normally functional), small house in need of renovation, chicken coop, garage for one car, large barn (roof in decent condition but certainly in need of refurbishment), second entrance with electric gate

Number 10

## Ground floor

Room (18m<sup>2</sup>): linoleum

Room (26m<sup>2</sup>): gravel as a base for floor insulation

## First floor

### Landing

Room (18m<sup>2</sup>): parquet flooring

Room (21m<sup>2</sup>): parquet flooring

## Outside

Courtyard

## Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	106 m <sup>2</sup>
Tamanho do lote:	2944 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Número de pisos:	1
Orientation:	W

## Lease terms

Date Available:

## Informação adicional

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

## Contact information

IMLIX ID: IX8.475.319



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