



€39000 - Attractive Stone Cottage To Renovate



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 39,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Veröffentlicht:	13.11.2024

Beschreibung:

Attractive stone property to renovate, with a potential of around 160m² of habitable space, situated on the edge of a village which has a school, a bar which also serves food, a football club, tennis courts and children's play area. These are just a 5 minute drive from the property, or around a 30 minute walk. Main commerce is not far away in the market towns of Sauze-Vaussais and Lezay which are less than a 15 minute drive.

Mains water and electricity are on site but not connected. and a septic tank will be required. The preliminary soil test for this has been done.

The property sits on a plot of just over a quarter of an acre, with views over open countryside and the local church which dates from the 12th century and is classed as a historic monument. For those who like cycling and walking, this is an ideal base to explore the countryside.

In detail the property comprises :-



Ground floor :

Room 1 (38m²). Cement floor. Beamed ceiling

Room 2 (42m²) Wooden floor and beamed ceiling. Stairs to the first floor/attic space

Shower room (4m²) There is a shower base, a basin and wc but none are connected to the water

First floor/attic space

Room 3 (38m²)

Room 4 (42m²)

Outside:

Garden

Barn attached to the rear of the house (approx. 30m²)

2 barns with collapsed roofs

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

Allgemein

Fertige m²: 160 m²
Grundstücksgröße: 1.208 m²

Zimmerdetails

Zimmer insgesamt: 4

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Kontaktinformation



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

IMLIX ID:

IX6.384.453

