



## €39000 - Attractive Stone Cottage To Renovate



### Στοιχεία μεσίτη

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Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 39,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Δημοσιεύθηκε:	13/11/2024

### Περιγραφή:

Attractive stone property to renovate, with a potential of around 160m<sup>2</sup> 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 :-

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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

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First floor/attic space

Room 3 (38m2)

Room 4 (42m2)

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Outside:

Garden

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

2 barns with collapsed roofs

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### **Κοινά**

Τελειωμένα τετραγωνικά 160 τ.μ

πόδια:

Μέγεθος αυλής: 1.208 τ.μ

### **Room details**

Total rooms: 4

### **Building details**

Αριθμός ορόφων: 2

### **Lease terms**

Date Available:



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<https://www.imlix.com/el/>

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**Contact information**

IMLIX ID:

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