



## €91400 - Longere with adjoining barn and numerous outbuildings



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
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 91,400

### Τοποθεσία

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

### Περιγραφή:

Beautiful farmhouse with adjoining barn and numerous outbuildings, enclosed grounds with trees of 2715m2, old bread oven. Recent electricity, wood-fired heating (insert fireplace) + oil-fired boiler. The house is habitable, it just needs updating and redistribution of the rooms with the possibility of converting part of the attic. The house is located in a village between RUFFEC and SAUZE VAUSSAIS.

### Details:

Entrance hall 5,57m2, tiled floor, PVC door.

A kitchen 15,13m2, tiled floor, sink, PVC window.

A room/bedroom 8,71m2, wooden floor, a single glazed wooden window.

A room/bedroom 7,55m2, wooden floor, a single glazed wooden window.

A shower room 2,59m2, tiled floor, shower tray, washbasin.

A WC 1,05m2, tiled floor, a PVC window.

Living room 21,54m2, wooden floor, fireplace, PVC window.

A room/bedroom 7,27m2, wooden floor, a single glazed wooden window.



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**Outbuildings:**

- A beautiful attached barn 27m2 + approx. 55m2, with boiler room, sink, oil-fired boiler, tank.
  - A breezeblock outbuilding of approx. 160 m2, an old bread oven and another outbuilding.
  - A well with electric pump.
  - A main entrance + another entrance at orchard level.
  - Land enclosed by fencing.
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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**

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	69 τ.μ
Μέγεθος αυλής:	2.715 τ.μ

### **Room details**

Total rooms: 4

### **Utility details**

Heating: Ναί

### **Building details**

Αριθμός ορόφων: 1

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.384.454

