



## €57000 - 2 Bedroom House with Garden



### Στοιχεία μεσίτη

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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 57,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Saint-Clau
Δημοσιεύθηκε:	10/12/2024

### Περιγραφή:

House with lots of potential to finish renovating, between Saint-Clau and Champagne-Mouton. The property is immediately habitable. A very pretty exterior with views over the countryside completes this house full of promise.

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Ground floor (with convertible attic; space for 2 bedrooms)

-Fitted kitchen (16m<sup>2</sup>): tiled floor

-Living room (25m<sup>2</sup>): tiled floor, French window

-Corridor (7m<sup>2</sup>): tiled floor

-Room to renovate (27m<sup>2</sup>): wooden floor

-Shower room (6m<sup>2</sup>): tiled floor, shower, washbasin, washing machine connection



-Bedroom 1 (11m2): parquet flooring

-Bedroom 2 (11m2): wooden floor

-WC (2m2): tiled floor

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## Outside

-Garage with boiler room (38m2 together) with concrete floor and space for 1 car and 500L tank

-Wine cellar

-Garden and terrace. NB. There remains a small part of the garden to fence or demarcate to distinguish it from the neighbouring plot. (see land register plan plot no. 1195)

-2nd garage of 20m2 with concrete floor, electricity and space for 1 car

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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:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	105 τ.μ
Μέγεθος αυλής:	462 τ.μ

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Αριθμός ορόφων:	1
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.253



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