



## €39000 - Attractive Stone Cottage To Renovate



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 39,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Publicado:	13/11/2024

### Descripción:

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)

### **Común**

Pies cuadrados terminados: 160 m2  
Tamaño del lote: 1.208 m2

### **Room details**

Total rooms: 4

### **Building details**

Número de plantas: 2

### **Lease terms**

Date Available:

### **Contact information**



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