



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



### 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 91,400

### Ubicación

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

### Descripción:

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)

### **Común**

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	69 m2
Tamaño del lote:	2.715 m2

### **Room details**

Total rooms:	4
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### **Utility details**

Heating:	Sí
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### **Building details**

Número de plantas:	1
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.384.454

