



## €70000 - Set of 2 Houses For Sale Near Lizant with Garden and Outbuildings



### Info Agente

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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 70,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Civray
Publicado:	03/12/2024

### Descripción:

Nestled in a quiet hamlet close to the village of Lizant which has a bakery/convenient store, bar/restaurant, Post Office and infants school. Two stone houses, one in need of renovation and the other just to finish off although habitable immediately. The two houses can be made into one large property or a main house with gite / guest cottage. The potential is there and just waiting to be exploited! All on a plot of 936m<sup>2</sup>.

### HOUSE TO FINISH RENOVATING

#### Ground floor

-Living room (40m<sup>2</sup>): tiled floor, fitted kitchen area, French window opening onto the garden, wood-burning stove.

#### 1st floor

-Bedroom (33m<sup>2</sup>): plywood floor



-Bathroom (7m2): lino, bath, WC, washbasin, shower, velux window

+ access to the attic of the house to be renovated: divided into 3 rooms of 37m2, 14m2 and 25m2 (floor to be replaced)

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## HOUSE TO RENOVATE

### Ground floor

-Veranda (11m2) linking the 2 houses

-Basic kitchen (16m2): tiled floor, wood-burning stove

-Room (15m2): wooden floor (to be replaced)

-Room (16m2): parquet flooring

-Room (12m2): carpet on concrete floor

-Bathroom (3m2): tiled floor, small bath, washbasin

-WC (2m2): tiled floor

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## OUTSIDE

-Workshop

-Wood shed

-2 storerooms

-Rear garden

-Front courtyard with hangar (roof to be redone)

-25m2 workshop with electricity and concrete floor

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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:	1
Baños:	2
Pies cuadrados terminados:	80 m2
Tamaño del lote:	936 m2

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Building details

Número de plantas:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.443.364

