



## €106450 - Attractive Stone Property With A Cottage To Renovate



### 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 106,450

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Publicado:	08/01/2025

### Descripción:

Charming property situated in a village between the market towns of Sauze-Vaussais and Chef-Boutonne, comprising a main house, for which the accommodation is currently all on ground floor level, an attached cottage to renovate, outbuildings and a bread oven, all in an attractive courtyard setting.

The outside space consists of a large courtyard to the front with a bread oven, an inner courtyard, and a further courtyard to the rear with vehicular access from a small road at the back, enabling independent access to the cottage if required.

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Main house :

Entrance (8m2) Tiled floor

Fitted kitchen/diner (28.5m2) with a range of fitted units. Beamed ceiling

Lounge (10m2) Door to the inner courtyard and access to the attic space



Bedroom (29m<sup>2</sup>) Beams and a view to the front courtyard

Bathroom (7.5m<sup>2</sup>) Bath (shower above), wc and handbasin

Attic space over the whole of the house (accessed from outside)

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Cottage to renovate :

Entrance (7m<sup>2</sup>) and 3 rooms of approximately 14.5m<sup>2</sup>, 12m<sup>2</sup> and 38.5m<sup>2</sup>.

Attic above

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Outside :

Large barn (adjoining the cottage) of 77m<sup>2</sup> and another barn, to the front, of 30m<sup>2</sup>

Garage (space for 1 small car)

Small outbuildings for storage

Old bread oven

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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:	1
Pies cuadrados terminados:	83 m <sup>2</sup>
Tamaño del lote:	915 m <sup>2</sup>

## **Room details**

Total rooms:	3
Indoor Features:	Fitted kitchen

## **Building details**

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

Date Available:

## **Contact information**

IMLIX ID:

IX6.550.758

