



€39000 - Attractive Stone Cottage To Renovate



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 39,000

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Soumis:	13/11/2024

Description:

Attractive stone property to renovate, with a potential of around 160m² 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 :-



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

First floor/attic space

Room 3 (38m2)

Room 4 (42m2)

Outside:

Garden

Barn attached to the rear of the house (approx. 30m2)

2 barns with collapsed roofs

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Commun

Pied carré fini: 160 m²
Dimesions du lot: 1.208 m²

Room details

Total rooms: 4

Building details

Nombre de pieds carrés: 2

Lease terms

Date Available:

Contact information



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

IMLIX ID:

IX6.384.453

