



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



### Information de l'agent

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Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 70,000

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Soumis:	03/12/2024

#### Description:

Nestled in a quiet hamlet close to the village of Lizant which has a bakery/convenient store, bar/restaurant, Post Office and infants school. S 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)



## Commun

Chambres:	1
Salle de bains:	2
Pied carré fini:	80 m <sup>2</sup>
Dimesions du lot:	936 m <sup>2</sup>

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Building details

Nombre de pieds carrés:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.443.364

