



€149800 - Beau Pavillon between Ruffec and Sauze-Vaussais



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 149,800

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Feladta:	2024. 06. 07.

Leírás:

Attractive 5-bedroom bungalow with large basement and first floor, set in attractive, fenced grounds with some shade. The house is in good general condition but the decoration, sanitation, windows and electrics is a little 'tired' and needs to be brought up to date. The previous owner was a joiner and the woodwork (parquet flooring, staircases etc) was custom-built by him, which gives the house undeniable charm. The property is located in a small, quiet village on the edge of the Deux-Sevres region, 5 minutes from Sauze-Vaussais and 10 minutes from Ruffec (there is a bakery and a small restaurant in the village).

Basement

- Room (14m2): tiled floor
- Study (12m2): tiled floor, door leading outside
- Garage (50m2): concrete, space for 2 cars in a row
- Boiler room (16m2): tiled floor, oil and wood boiler



-Pantry 11m² concrete floor

Ground floor

-Entrance hall (5m²): tiled floor

-Fitted kitchen (16m²): tiled floor, patio doors onto terrace

-Living room (31m²): parquet flooring, 2 patio doors opening onto terrace

-Hallway (8m²) tiled floor

-Bedroom 1 (16m²): tiled floor, 2 patio doors opening onto terrace (former hairdresser's salon)

-Bedroom 2 (11m²): parquet flooring

-Bedroom 3 (13m²): parquet flooring

-WC (2m²): tiled floor

-Shower room (5m²): tiled floor, shower, bidet, washbasin

1st floor

-Landing (8m²): parquet flooring

-Bedroom 4 (15m²): parquet floor, wardrobe

-Bedroom 5 (15m²) parquet flooring, cupboard with shower room (2m²): parquet flooring, washbasin, shower (to be redone)

-WC (1m²): parquet flooring

-2 attic rooms parquet flooring

-2 rooms (2 x 11m²) parquet flooring

Outside



-Enclosed garden to the front and rear, terrace on 2 sides

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

Gyakori

Hálósobák:	5
Fürdőszobák:	2
Kész négyzetméter:	181 nm
Telekméret:	1.073 nm

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

Building details

Emeletek száma:	2
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Lease terms

Date Available:

További információ

Virtual tour URL: http://www.youtube.com/embed/h_7Lg-oldD8

Contact information

IMLIX ID: IX5.813.101

