



## €96770 - Beautiful Stone House with Large Garden and Great Potential



### 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:            | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Hirdetés részletei

|           |            |
|-----------|------------|
| Ingatlan: | Eladó      |
| Ár:       | EUR 96,770 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Civray             |
| Feladta:               | 2024. 07. 05.      |

### Leírás:

Attractive two-bedroom house in the Vienne with great potential for extension/conversion. The interior is in need of general refurbishment, but certain old features should be retained to preserve the character of the building. The property benefits from gas central heating, has double glazing on all windows and doors, a roof in very good condition and a septic tank installed in 2021. As you can see, this house has a lot to offer and is just waiting to be embellished by you. A great opportunity not to be missed!

### Ground floor

- Entrance hall (17m<sup>2</sup>): flagstones, exposed beams
- Living room (39m<sup>2</sup>): flagstone floor, fireplace, stone walls and exposed beams
- Fitted kitchen (26m<sup>2</sup>): flagstone floor, fireplace, stone walls and exposed beams
- Bedroom 1 (15m<sup>2</sup>): carpet



- Dressing room (7m2): carpet
- Bathroom (6m2): tiled floor, bath, bidet, washbasin
- WC (1m2): tiled floor, sani-broyeur
- Bedroom 2 (13m2): carpet, exposed beams

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1st floor

Attic over the entire surface area of the house (old staircase already in place)

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Outside

- Adjoining barn with 105m2 cellar. Gives access to the attic of the house. Roof in good condition
- Barn with 130m2 bread oven
- Garden

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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)

Állapot: Használt

### Gyakori

|                    |          |
|--------------------|----------|
| Hálósobák:         | 2        |
| Fürdőszobák:       | 1        |
| Kész négyzetméter: | 134 nm   |
| Telekméret:        | 3.813 nm |

### Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 4              |
| Indoor Features: | Fitted kitchen |

### Utility details

|          |     |
|----------|-----|
| Heating: | Yes |
|----------|-----|

### Building details

|                 |   |
|-----------------|---|
| Emeletek száma: | 1 |
|-----------------|---|



## **Lease terms**

Date Available:

## **További információ**

Virtual tour URL:

[http://www.youtube.com/embed/57bAWkse\\_88](http://www.youtube.com/embed/57bAWkse_88)

## **Contact information**

IMLIX ID:

IX5.886.633

