



€149800 - Beau Pavillon between Ruffec and Sauze-Vaussais



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 149,800

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Pubblicato:	07/06/2024

Descrizione:

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

Comune

Camere da letto:	5
Bagni:	2
Finito piedi quadrati:	181 mq
Dimensione del lotto:	1.073 mq

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

Building details

Numero di piani:	2
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Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX5.813.101

