



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



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
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Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 96,770

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Publicato:	05/07/2024

Descrizione:

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 (17m²): flagstones, exposed beams
- Living room (39m²): flagstone floor, fireplace, stone walls and exposed beams
- Fitted kitchen (26m²): flagstone floor, fireplace, stone walls and exposed beams
- Bedroom 1 (15m²): carpet



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

1st floor

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

Outside

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

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

Condizione: Very Good

Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	134 mq
Dimensione del lotto:	3.813 mq

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Utility details

Heating:	Si
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Building details



Numero di piani: 1

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: http://www.youtube.com/embed/57bAWkse_88

Contact information

IMLIX ID: IX5.886.633

