



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



### 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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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 70,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Publicato:	03/12/2024

### Descrizione:

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)



## Comune

Camere da letto:	1
Bagni:	2
Finito piedi quadrati:	80 mq
Dimensione del lotto:	936 mq

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Building details

Numero di piani:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.443.364

