



## €57000 - 2 Bedroom House with Garden



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

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 57,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Saint-Cloud
Pubblicato:	10/12/2024

### Descrizione:

House with lots of potential to finish renovating, between Saint-Cloud and Champagne-Mouton. The property is immediately habitable. A very pretty exterior with views over the countryside completes this house full of promise.

-----  
Ground floor (with convertible attic; space for 2 bedrooms)

-Fitted kitchen (16m<sup>2</sup>): tiled floor

-Living room (25m<sup>2</sup>): tiled floor, French window

-Corridor (7m<sup>2</sup>): tiled floor

-Room to renovate (27m<sup>2</sup>): wooden floor

-Shower room (6m<sup>2</sup>): tiled floor, shower, washbasin, washing machine connection



-Bedroom 1 (11m2): parquet flooring

-Bedroom 2 (11m2): wooden floor

-WC (2m2): tiled floor

-----

## Outside

-Garage with boiler room (38m2 together) with concrete floor and space for 1 car and 500L tank

-Wine cellar

-Garden and terrace. NB. There remains a small part of the garden to fence or demarcate to distinguish it from the neighbouring plot. (see land register plan plot no. 1195)

-2nd garage of 20m2 with concrete floor, electricity and space for 1 car

-----

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:	2
Bagni:	1
Finito piedi quadrati:	105 mq
Dimensione del lotto:	462 mq

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Numero di piani:	1
------------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.253



IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

---

