



## €217000 - Former School with two interconnecting dwellings



### 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
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 217,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Publicato:	15/01/2025

### Descrizione:

The former school has been converted into two interconnecting dwellings. The school courtyard has now been closed off and converted into a workshop with large windows. An insulated souplex garage. Extensive insulation work has been carried out and 3 heat pumps installed. Double glazing and electric shutters. The rooms are large and bright. Situated in a dominant position in the village with uninterrupted views. Tarmac courtyard to the front and garden to the rear, all on 1700m<sup>2</sup>. The house is connected to mains drainage. Ideal for a B&B, or AirBnB project, or a large family.

1st dwelling 135m<sup>2</sup> approx comprising: A large living room 75m<sup>2</sup>, fitted kitchen, sleeping area. A large 50m<sup>2</sup> room, bedroom, shower room, WC and utility room.

2nd flat 75m<sup>2</sup> (former manager's flat) comprising: a living room with fitted kitchen, balcony with stunning views, 2 bedrooms, one with balcony, shower room and WC.

Shops are ten minutes away.

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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)

Costruito: 1940

## Comune

Camere da letto: 4  
Bagni: 3  
Finito piedi quadrati: 205 mq  
Dimensione del lotto: 1.72 mq

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Building details

Numero di piani: 3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.586.554

