



## €22000 - Former Business / House to Renovate with 3 Bedrooms



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

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 22,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Publicato:	12/02/2025

### Descrizione:

Discover the potential of this former business and house ideally located in Sauze-Vaussais. This property offers 3 spacious bedrooms, a large garage with mezzanine and numerous conversion possibilities. Whether you want to make it a family home or a commercial project, this property is just waiting for your personal touch.

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### Ground floor

-Garage (56m<sup>2</sup>): space for 3 cars, earth floor, mezzanine

-Chai (15m<sup>2</sup>): earth floor

-WC (1m<sup>2</sup>): tiled floor

-Storage room (18m<sup>2</sup>): concrete floor



- Room (33m2): tiled floor
- Room (10m2): parquet floor
- Kitchen (14m2) : lino on floor, old units
- Room (12.5m2): parquet floor

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## First floor

- Room (12m2): parquet floor
- Room (13m2) : carpet
- Room (11m2): floorboards
- Bathroom (5m2): lino, washbasin, bidet, bath, Velux window, cupboard
- Boiler not connected
- All on a surface area of 222m2.
- No outside space

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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:	3
Bagni:	1
Finito piedi quadrati:	111 mq

## Room details

Total rooms:	6
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## Building details

Numero di piani:	2
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## Lease terms

Date Available:



IMLIX

**Mercato Immobiliare IMLIX**  
<https://www.imlix.com/it/>

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**Contact information**

IMLIX ID:

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