



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



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 105,295.78

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Geplaatst:	05-07-2024

Omschrijving:

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

Conditie: Very Good

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	134 m ²
Lot Afmeting:	3.813 m ²

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ja
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Building details

Aantal verdiepingen:	1
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Lease terms

Date Available:

Additionele informatie

Virtual tour URL:

http://www.youtube.com/embed/57bAWkse_88

Contact information

IMLIX ID:

IX5.886.633

