



## €32000 - Attractive Stone Cottage To Renovate



### Agent Info

Name:	Christophe GUAY
Company Name:	Agence TIC Ruffec
Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	EUR 32,000

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Sauze-Vaussais
Posted:	Nov 13, 2024

### Description:

Attractive stone property to renovate, with a potential of around 160m<sup>2</sup> of habitable space, situated on the edge of a village which has a school, a bar which also serves food, a football club, tennis courts and children's play area. These are just a 5 minute drive from the property, or around a 30 minute walk. Main commerce is not far away in the market towns of Sauze-Vaussais and Lezay which are less than a 15 minute drive.

Mains water and electricity are on site but not connected. and a septic tank will be required. The preliminary soil test for this has been done.

The property sits on a plot of just over a quarter of an acre, with views over open countryside and the local church which dates from the 12th century and is classed as a historic monument. For those who like cycling and walking, this is an ideal base to explore the countryside.

In detail the property comprises :-

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Ground floor :



Room 1 (38m2). Cement floor. Beamed ceiling

Room 2 (42m2) Wooden floor and beamed ceiling. Stairs to the first floor/attic space

Shower room (4m2) There is a shower base, a basin and wc but none are connected to the water

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First floor/attic space

Room 3 (38m2)

Room 4 (42m2)

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Outside:

Garden

Barn attached to the rear of the house (approx. 30m2)

2 barns with collapsed roofs

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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)

### **Common**

Finished sq. ft.:	160 sq m
Lot Size:	1.208 sq m

### **Room details**

Total rooms:	4
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### **Building details**

Number of Floors:	2
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.384.453
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