



## €91400 - Longere with adjoining barn and numerous outbuildings



### 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 91,400

### Location

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

### Description:

Beautiful farmhouse with adjoining barn and numerous outbuildings, enclosed grounds with trees of 2715m<sup>2</sup>, old bread oven. Recent electricity, wood-fired heating (insert fireplace) + oil-fired boiler. The house is habitable, it just needs updating and redistribution of the rooms with the possibility of converting part of the attic. The house is located in a village between RUFFEC and SAUZE VAUSSAIS.

### Details:

- Entrance hall 5,57m<sup>2</sup>, tiled floor, PVC door.
- A kitchen 15,13m<sup>2</sup>, tiled floor, sink, PVC window.
- A room/bedroom 8,71m<sup>2</sup>, wooden floor, a single glazed wooden window.
- A room/bedroom 7,55m<sup>2</sup>, wooden floor, a single glazed wooden window.
- A shower room 2,59m<sup>2</sup>, tiled floor, shower tray, washbasin.
- A WC 1,05m<sup>2</sup>, tiled floor, a PVC window.
- Living room 21,54m<sup>2</sup>, wooden floor, fireplace, PVC window.
- A room/bedroom 7,27m<sup>2</sup>, wooden floor, a single glazed wooden window.



**Outbuildings:**

- A beautiful attached barn 27m2 + approx. 55m2, with boiler room, sink, oil-fired boiler, tank.
  - A breezeblock outbuilding of approx. 160 m2, an old bread oven and another outbuilding.
  - A well with electric pump.
  - A main entrance + another entrance at orchard level.
  - Land enclosed by fencing.
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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**

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	69 sq m
Lot Size:	2.715 sq m

**Room details**

Total rooms:	4
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**Utility details**

Heating:	Yes
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**Building details**

Number of Floors:	1
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**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX6.384.454

