



## €57000 - 2 Bedroom House with Garden



### 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 57,000

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Saint-Clau
Posted:	Dec 10, 2024

### Description:

House with lots of potential to finish renovating, between Saint-Clau and Champagne-Mouton. The property is immediately habitable. A very pretty exterior with views over the countryside completes this house full of promise.

-----  
Ground floor (with convertible attic; space for 2 bedrooms)

-Fitted kitchen (16m<sup>2</sup>): tiled floor

-Living room (25m<sup>2</sup>): tiled floor, French window

-Corridor (7m<sup>2</sup>): tiled floor

-Room to renovate (27m<sup>2</sup>): wooden floor

-Shower room (6m<sup>2</sup>): tiled floor, shower, washbasin, washing machine connection



-Bedroom 1 (11m2): parquet flooring

-Bedroom 2 (11m2): wooden floor

-WC (2m2): tiled floor

-----

## Outside

-Garage with boiler room (38m2 together) with concrete floor and space for 1 car and 500L tank

-Wine cellar

-Garden and terrace. NB. There remains a small part of the garden to fence or demarcate to distinguish it from the neighbouring plot. (see land register plan plot no. 1195)

-2nd garage of 20m2 with concrete floor, electricity and space for 1 car

-----

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:	2
Bathrooms:	1
Finished sq. ft.:	105 sq m
Lot Size:	462 sq m

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Number of Floors:	1
-------------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.253



IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

---

