



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



### Agent Info

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

### Listing details

Property for: Sale  
Price: EUR 22,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Sauze-Vaussais  
Posted: Feb 12, 2025

### Description:

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.

### 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 (33m<sup>2</sup>): 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)

### **Common**

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	111 sq m

### **Room details**

Total rooms:	6
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### **Building details**

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

Date Available:

### **Contact information**



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