



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



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 91,400

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Добавлено:	13.11.2024

#### Описание:

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)

## Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	69 кв м
Площадь участка:	2.715 кв м

## Room details

Total rooms:	4
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## Utility details

Heating:	да
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## Building details

Количество этажей:	1
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.384.454

