



## €96770 - Beautiful Stone House with Large Garden and Great Potential



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 105,295.78

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Yayınlandı:	05.07.2024

### Açıklama:

Attractive two-bedroom house in the Vienne with great potential for extension/conversion. The interior is in need of general refurbishment, but certain old features should be retained to preserve the character of the building. The property benefits from gas central heating, has double glazing on all windows and doors, a roof in very good condition and a septic tank installed in 2021. As you can see, this house has a lot to offer and is just waiting to be embellished by you. A great opportunity not to be missed!

### Ground floor

- Entrance hall (17m2): flagstones, exposed beams
- Living room (39m2): flagstone floor, fireplace, stone walls and exposed beams
- Fitted kitchen (26m2): flagstone floor, fireplace, stone walls and exposed beams
- Bedroom 1 (15m2): carpet



-Dressing room (7m2): carpet

-Bathroom (6m2): tiled floor, bath, bidet, washbasin

-WC (1m2): tiled floor, sani-broyeur

-Bedroom 2 (13m2): carpet, exposed beams

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1st floor

Attic over the entire surface area of the house (old staircase already in place)

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Outside

-Adjoining barn with 105m2 cellar. Gives access to the attic of the house. Roof in good condition

-Barn with 130m2 bread oven

-Garden

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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)

Durum: Very Good

## Genel Bilgiler

Yatak odası:	2
Banyo:	1
Bitmiş metrekare:	134 m2
Arazi Büyüklüğü:	3.813 m2

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Evet
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## Building details

Kat Sayısı:	1
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<https://www.imlix.com/tr/>

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### Lease terms

Date Available:

### Ek Bilgiler

Virtual tour URL:

[http://www.youtube.com/embed/57bAWkse\\_88](http://www.youtube.com/embed/57bAWkse_88)

### Contact information

IMLIX ID:

IX5.886.633

