



## €57000 - 2 Bedroom House with Garden



### 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:	EUR 57,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Saint-Claud
Yayınlandı:	10.12.2024

### Açıklama:

House with lots of potential to finish renovating, between Saint-Claud 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 (16m2): tiled floor

-Living room (25m2): tiled floor, French window

-Corridor (7m2): tiled floor

-Room to renovate (27m2): wooden floor

-Shower room (6m2): tiled floor, shower, washbasin, washing machine connection

-Bedroom 1 (11m2): parquet flooring



-Bedroom 2 (11m2): wooden floor

-WC (2m2): tiled floor

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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

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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)

## Genel Bilgiler

Yatak odası:	2
Banyo:	1
Bitmiş metrekare:	105 m2
Arazi Büyüklüğü:	462 m2

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Kat Sayısı:	1
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.487.253
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<https://www.imlix.com/tr/>

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