



Charming Stone House with Outbuildings and Enclosed Courtyard [?] Near Sauze-Vaussais - €118270



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 138,788.44

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	15.07.2025

Beschreibung:

Charming Stone House with Outbuildings and Enclosed Courtyard [?] Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard. Sanitation system verified and up to standards.

On the ground floor:

Entrance (8 m2) [?] stone tile flooring

Spacious kitchen / dining room (39 m2) [?] tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) [?] laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) [?] laminate flooring, sink, WC, velux window

Utility room (15 m2) [?] tiled floor

On the first floor:

Landing (4 m2) [?] carpet

Separate WC (1 m2) [?] linoleum

Master bedroom (18 m2) [?] laminate flooring, with a private bathroom (10 m2) [?] Carpet, bathtub, hand



basin

Second bedroom (18 m2) ☑ laminate flooring

Exterior:

Attached barn (150 m2)

Stone-built stable (62 m2) with attic space

Workshop (22 m2)

Open-fronted hangar (24 m2)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m2) ☑ perfect for shaded parking for up to 3 vehicles

Plot of land ☑ ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m2

Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

Allgemein

Schlafzimmer:	2
Badezimmer:	2
Fertige m ² :	154 m ²
Grundstücksgröße:	1940 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	5
-------------------	---

Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/45IQ4nhXlu0
--------------------------	---

Kontaktinformation

IMLIX ID:	IX7.344.803
-----------	-------------



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

