

Beautifully Presented 3 - 4 Bedroomed House With A Covered Pool - €249,950



Agenten-Info

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

Anzeigen-Details

| | |
|----------------|-------------|
| Immobilie für: | Kaufen |
| Preis: | EUR 249,950 |

Standort

| | |
|-----------------------|--------------------|
| Land: | Frankreich |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt: | Sauze-Vaussais |
| Postleitzahl: | 79190 |
| Veröffentlicht: | 18.03.2025 |

Beschreibung:

Well-maintained 3 - 4 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m². Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar and small shop in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

The master bedroom could be reinstated as 2 bedrooms, therefore making this a 4 bedroomed property.

Ground floor :-

Large conservatory (25m²) opening into the lounge

Kitchen (13m²) equipped with an electric oven and hob. Island (which is moveable). Tiled floor

Living room (34m²) A cosy room with direct access into the conservatory, and views down the garden.

Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m²) Bath, handbasin and wc. Tiled floor.

WC (1.75m²)

Storeroom (4m2) with the hot water tank

Office/utility room (22m2) Tiled floor. French windows to the front and a staircase to the 3rd bedroom

Upstairs :-

Landing (7.5m2)

Master bedroom (22m2) with windows to the front and back. Wooden floor

Bedroom 2 (9m2) Wooden floor

Shower room (3m2) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m2 (low beam)

Outside :

Mature garden

Patio area

Covered pool

Barn/garage

Allgemein

| | |
|--------------------------|---------------------|
| Schlafzimmer: | 3 |
| Badezimmer: | 2 |
| Fertige m ² : | 174 m ² |
| Grundstücksgröße: | 1500 m ² |
| Stockwerk Nummer: | 1 |

Zimmerdetails

| | |
|-------------------|---|
| Zimmer insgesamt: | 6 |
|-------------------|---|

Gebäudedetails

| | |
|----------------|----|
| Anzahl Etagen: | 1 |
| Ausrichtung: | SO |

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/>

Kontaktinformation

IMLIX ID: IX7.344.877



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

