



## Pretty Charentais Cottage with 4 Bedrooms and Garden 10 Minutes from Sauze Vaussais - €119200



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 139,879.78

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	17.07.2025

#### Beschreibung:

Bright and sunny Charentais cottage with 4 bedrooms and enclosed gardens plus several outbuildings for storage or conversion into further living space. In a peaceful setting but just 10 minutes from Sauze Vaussais and all its shops and commerce, this pretty house has lots of potential. With a large living room, kitchen and two bedrooms downstairs, plus a further two bedrooms upstairs and a convertible attic. With a little refreshing, this property could become a lovely country residence. Close to shops and schools, it is perfectly situated for a large family.

#### Ground Floor

Kitchen : 14,08m<sup>2</sup>, tiled floor

Living Room : 25,14m<sup>2</sup>, flagstones, fireplace and access to the adjoining large barn

Hallway : 2,98m<sup>2</sup>, tiled floor

WC : 1,90m<sup>2</sup>, tiled floor

Bathroom : 4,6m<sup>2</sup>, tiled floor

Bedroom 1 : 13,77m<sup>2</sup>, parquet

Bedroom 2 : 12,67m<sup>2</sup>, parquet

#### Upstairs

Landing : 8m<sup>2</sup>, carpet



Bedroom 3 : 11,62m2, carpet  
Bedroom 4 : 11,62m2, carpet  
Convertible Attic : 59,56m2, floorboards  
Outside  
Barn 100m2  
Workshop  
Small outbuildings  
Enclosed Garden 1584m2  
Well

## Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m <sup>2</sup> :	120 m <sup>2</sup>
Grundstücksgröße:	1584 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	5
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour:	<a href="https://youtu.be/ooslltmsjyU">https://youtu.be/ooslltmsjyU</a>
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## Kontaktinformation

IMLIX ID:	IX7.344.891
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