



Spacious Country House in a Peaceful Hamlet Near Sauze-Vaussais - €180850



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 211,332.03

Standort

Land:	Frankreich
Postleitzahl:	79190
Veröffentlicht:	27.07.2025

Beschreibung:

Located in a quiet hamlet close to the town of Sauze-Vaussais, which offers all amenities including shops, schools, and services, this large country home offers generous space and great potential.

Modernised in 1974, the property features five spacious bedrooms, two of which are on the ground floor. While some windows are still single-glazed, the home benefits from good thermal insulation, reflected in its D-rated energy performance certificate (DPE).

Set on a plot of approximately 6,000 m2 and entirely detached, the house enjoys a calm, private setting. There is also the option to purchase additional adjoining land of approximately 3 acres.

The various outbuildings present excellent potential for extending the living space or developing an independent activity such as a gite, studio, or workshop.

Easy access to main road links connecting to Niort, Angoulême, Poitiers, and Limoges.

Ground Floor :

- Entrance 11 m2, tiled floor
- Fitted Kitchen 25 m2, tiled floor
- Utility Room 15 m2, concrete floor, with shower
- WC 1 m2, tiled
- Dining Room 24 m2, wooden floor, fireplace, patio doors
- Bedroom 1 22 m2, wooden floor
- Bedroom 2 17 m2, wooden floor



First Floor :

Landing 7 8 m2, wooden floor

Bedroom 3 7 12 m2, wooden floor, built-in cupboard

Bedroom 4 7 15 m2, wooden floor, built-in cupboard

Bedroom 5 7 15 m2, wooden floor, built-in cupboard

WC 7 2 m2, lino flooring

Bathroom 7 5 m2, lino flooring, bathtub, sink, bidet

Attic 7 Convertible space, potential to create additional bedrooms

Exterior :

Enclosed garden, Vaulted cellar (15 m2), Shed, Two garages, Traditional bread oven, Stable (85 m2) with upper floor, Workshop (45 m2) with attic above, Four open barns/hangars, Stone barn (90 m2)

Allgemein

Schlafzimmer: 5

Badezimmer: 1

Zimmerdetails

Zimmer insgesamt: 7

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.371.310

