



## Superb Detached 5 Bedroomed Stone Property With A Heated Pool - €445,000



### 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 522,202.2

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	09.10.2025

#### Beschreibung:

Beautiful detached character stone property, renovated to a high standard, with 5 bedrooms and 4 bathrooms (2 of which are en-suite) and a heated pool, situated in a quiet location only 5km from main commerce, less than an hour to Poitiers airport, and 15 minutes to a train station.

The property sits in a lovely plot of over 3000m<sup>2</sup>, with a large courtyard area to the front which has space for parking several cars, and at the rear, a covered terrace and garden overlooking fields.

Recent improvements include double-glazing throughout, a new drainage system installed this year conforming to current requirements, an electric vehicle charging point, solar heated water system, and air conditioning. The property also has an oil-fired central heating system, wood-burner and pellet burner, and can be sold with some of the contents.

This lovely property is suitable either as a family home, or even as a second home as all you have to do is unpack your bags and enjoy!

In detail it comprises :-

Ground Floor (tiled flooring) :-

Entrance hall (17m<sup>2</sup>) with a mezzanine landing above

Fitted kitchen (20m<sup>2</sup>) with a range of base and wall units, beamed ceiling, and French windows to the covered terrace.



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Dining-room (26m<sup>2</sup>) Beams and exposed stone. French windows to the courtyard  
Lounge (32m<sup>2</sup>) Beams. Pellet burner, and French windows to the courtyard  
Utility room (12m<sup>2</sup> overall) with a wc and pantry cupboard, and French windows to the garden  
Office (6m<sup>2</sup>)  
Shower room (6.5m<sup>2</sup>) Shower, handbasin, wc  
Games room/gym (21m<sup>2</sup>) Exposed stone walls. Door to the garage  
Upstairs (wooden flooring) :-  
Mezzanine landing  
Master bedroom (32m<sup>2</sup>) with exposed stone walls and beams. Air conditioning unit, and en-suite shower room with shower, handbasin and wc  
Dressing room (potential 5th bedroom) (26m<sup>2</sup>) directly off the master bedroom and also accessed from the mezzanine  
Bedroom 2 (16.5m<sup>2</sup>) Exposed stone walls and beams with an en-suite shower room with a shower, handbasin and wc  
Bedroom 3 (24m<sup>2</sup>) Exposed stone walls and beams  
Bedroom 4 (16m<sup>2</sup>) Exposed stone walls and beams  
Bathroom (8m<sup>2</sup>) Bath, handbasin, shower and wc. Exposed stone and beams  
Outside :-  
Large courtyard with 2 entrances  
Garden to the rear with fruit trees and a fabulous large covered terrace for outdoor dining  
Separate pool area with a heated 10 x 5 in-ground pool, pool house, and a music and lighting system  
Garage (room for 1 small car)  
Boiler room and wood store

## Allgemein

Schlafzimmer:	5
Badezimmer:	4
Fertige m <sup>2</sup> :	305 m <sup>2</sup>
Grundstücksgröße:	3390 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	10
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/cjWxwTBky1o>

## Kontaktinformation



IMLIX

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

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IMLIX ID:

IX7.682.796

