



Beautiful 5-Bedroom Stone House For Sale near Sauze-Vaussais - €259,950



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 305,048.23

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	23.03.2026

Beschreibung:

Beautiful 5-Bedroom Stone House near Sauze-Vaussais

Nestled in a peaceful hamlet just a short drive from Sauze-Vaussais, this charming stone house offers a perfect blend of rustic character and modern comfort. With 5 spacious bedrooms—two conveniently located on the ground floor—it's an ideal home for a large family or those who enjoy having guests. Hidden behind a private gate, you'll find a lovely flower-filled courtyard, a welcoming terrace, and a beautifully maintained garden bordered by hedges—an oasis of tranquility.

Inside, original stone walls and exposed beams give the house authentic charm, while modern features ensure year-round comfort: pellet central heating, double glazing, and recently updated roof and sanitation system.

A wonderful opportunity to enjoy the charm of the French countryside without sacrificing comfort or convenience.

Ground Floor:

- Fitted kitchen ☐ 16 m² (tiled floor, exposed stone walls)
- Utility room ☐ 11 m² (tiled floor, pellet boiler)
- Spacious living room ☐ 50 m² (wood flooring, wood-burning stove)
- Entrance hall ☐ 25 m² (tiled floor, stone walls)



WC ☑ 2 m2 (tiled floor, sink, stone walls)

Bedroom 1 ☑ 26 m2 (wood floor, stone walls) with en-suite shower room (2 m2, Italian-style shower)

Bedroom 2 ☑ 23 m2 (wood floor, stone walls)

First Floor:

Landing ☑ 18 m2 (wood flooring, Velux skylight)

Bedroom 3 ☑ 13 m2 (wood flooring, Velux skylight)

Dressing Room ☑ 7 m2 (wood flooring)

Bedroom 4 ☑ 30 m2 (wood flooring, exposed beams) with private bathroom (16 m2, WC, sink, bathtub, beams, stone walls)

Bedroom 5 ☑ 26 m2 (laminated flooring, beams, Velux skylight) with Dressing Room (3 m2) and private bathroom (5 m2, laminated flooring, WC, sink, bathtub with shower, beams)

Exterior:

A private flower-filled courtyard

A stone barn of approx. 100 m2 (with space for a camper van)

A fenced garden, a well

A 40 m2 hangar ideal for shady parking

A storage room housing a 5-ton pellet silo

Gebaut: 1897

Allgemein

Schlafzimmer:	5
Badezimmer:	3
Fertige m ² :	273 m ²
Grundstücksgröße:	1578 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/gvKSA22uBmE>

Kontaktinformation

IMLIX ID: IX8.286.389



IMLIX

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

