



2 Bedroom Stone Property in a Peaceful Location - €96770



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 113,558.44

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	27.03.2026

Beschreibung:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room – ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop – perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

GROUND FLOOR:

Hallway (2.7m²): Tiled floor

Kitchen (14.9m²): Tiled floor, boiler, wood-burning stove



Living room (25.09m²): Parquet flooring
Bedroom (13.72m²): Parquet flooring
Bedroom (14.22m²): Parquet flooring
Shower room (2.93m²): Parquet flooring, shower, washbasin
Toilet (1.34m²): Tiled floor
Veranda: Concrete floor
Hallway (1.1m²)
Laundry room/summer kitchen: Concrete floor
Wine cellar

OUTSIDE:

Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)
Set on 1588m²

Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m ² :	76 m ²
Grundstücksgröße:	1588 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	3
-------------------	---

Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/u5v0kK2EOV0
--------------------------	---

Kontaktinformation

IMLIX ID:	IX8.286.391
-----------	-------------



IMLIX

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

