



Traditional Detached Stone Farmhouse With A Pool - €258,500



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 303,346.67

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	13.04.2026

Beschreibung:

Traditional detached south-facing stone farmhouse with 4 bedrooms, attached barns, an in-ground pool and a lovely garden with fruit trees and a boules court, all on a plot of 3450m².

The property is in a small hamlet in a rural location, but not isolated. It is only 8km from main commerce and is within easy reach of other local market towns, as well as larger towns and rail and motorway links. The kitchen has a fabulous flagstone floor and there is an abundance of character throughout the house. The property benefits from a gas central heating system, and wood burners in both the kitchen and lounge.

Ground floor:-

Entrance hall (5.5m²) Tiled floor.

Bathroom/utility room (17.5m²) Bath, basin, wc. Heated towel-rail. Beams. Plumbing for washing-machine

Fitted Kitchen-diner (40m²) Flagstone floor. Beams. Fireplace with wood burner. Door to the front.

Lounge/dining-room (40m²) Wooden floor. Beams. Fireplace with wood burner

First floor:-

Landing/sitting room 25m²

Bedroom 1 (17m²) Parquet. Velux. Stone walls. Beams.



Bedroom 2 (16m²) Parquet. Velux. Stone walls. Beams
Bedroom 3 (21m²) Parquet. Velux. Stone walls. Beams
Bedroom 4 (14m²) Laminate floor. Beam. Stone walls. En-suite shower room (4.5m²) Tiled floor.
Shower. WC. Basin. Beam/stone walls. Velux
Shower room (4.5m²) Tiles floor. Shower. Basin. WC. Stone walls. Velux. Heated towel rail.
Outside:-
A double-gated entrance leads into a large courtyard/garden with mature shrubs and trees, and a covered terrace
Barns (1) 40m² (with pool equipment) and (2) 76m², both with access to the rear garden
Small outbuildings/log store (10.5m² and 38m²)
Underground water citerne with a pump (ideal for watering the garden)
Lovely mature garden to the rear with fruit trees (fig, peach, apple, walnut), a petanque court and 2nd gated entrance
In-ground chlorine pool (10m x 4m/depth 1m \square 2m)
2nd covered terrace, ideal for outdoor dining, with an old bread oven

Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m ² :	203 m ²
Grundstücksgröße:	3450 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/
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Kontaktinformation

IMLIX ID:	IX8.384.829
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IMLIX

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

