



Charming 19th-Century Longere with Heated Pool and 4 Bedrooms - €223400



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 261,371.92

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	21.04.2026

Beschreibung:

A beautiful detached 19th-century longere offering 4 bedrooms and 3 bathrooms, located in a small hamlet ideally situated between the towns of Sauze-Vaussais and Ruffec, with easy access to the N10 for routes to Poitiers, Angouleme, Niort, and Limoges.

The property benefits from oil-fired central heating, double glazing (except in one bedroom), and a compliant drainage system.

Outside, there is a heated swimming pool (9m x 4m), a fully enclosed garden, and a superb covered terrace with a summer kitchen perfect for outdoor dining during the warmer months.

GROUND FLOOR:

Entrance hall (1.86 m², tiled floor) Living room (28.65 m², tiled floor, wood-burning stove, exposed beams) Dining room (19.74 m², wooden floor) Kitchen (18.71 m², tiled floor, Aga style cooker and extractor hood included) Hallway (2.39 m², tiled floor) Bathroom (7.21 m², tiled floor, bath, WC, washbasin, shower) Bedroom (12.25 m², tiled floor) Bedroom (18.28 m², wooden floor) Utility room/Dressing (4.1 m², tiled floor, skylight)

FIRST FLOOR:

Landing (4.03 m², carpet, skylight with blind) Bedroom (16.48 m², carpet) with en-suite shower room (3.17 m², tiled floor, WC, washbasin, shower) Bedroom (23.73 m², carpet) with en-suite shower room



(3.76 m², laminate flooring, WC, washbasin, shower, skylight with blind)

OUTSIDE:

Gravelled courtyard to the front, enclosed garden, heated swimming pool (9m x 4m) Beautiful covered terrace with summer kitchen and a second wooden terrace Wooden garden shed, boiler room, workshop with upper floor, storage building with upper floor, rainwater collection tank. All on 1609m²

Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m ² :	166 m ²
Grundstücksgröße:	1609 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/MT4JyCXbSsI
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Kontaktinformation

IMLIX ID:	IX8.409.145
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