



A Beautiful Detached House Between Ruffec and Sauze-Vaussais - €150530



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:	EUR 150,530

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	16240
Veröffentlicht:	16.06.2026

Beschreibung:

Attractive 5-bedroom bungalow with large basement and first floor, set in attractive, fenced grounds with some shade. The house is in good general condition but the decoration, sanitation, windows and electrics is a little 'tired' and needs to be brought up to date. The previous owner was a joiner and the woodwork (parquet flooring, staircases etc) was custom-built by him, which gives the house undeniable charm. The property is located in a small, quiet village on the edge of the Deux-Sevres region, 5 minutes from Sauze-Vaussais and 10 minutes from Ruffec (there is a bakery and a small restaurant in the village).

Basement

- Room (14m²): tiled floor
- Study (12m²): tiled floor, door leading outside
- Garage (50m²): concrete, space for 2 cars in a row
- Boiler room (16m²): tiled floor, oil and wood boiler
- Pantry 11m² concrete floor

Ground floor

- Entrance hall (5m²): tiled floor
- Fitted kitchen (16m²): tiled floor, patio doors onto terrace
- Living room (31m²): parquet flooring, 2 patio doors opening onto terrace



- Hallway (8m²) tiled floor
- Bedroom 1 (16m²): tiled floor, 2 patio doors opening onto terrace (former hairdresser's salon)
- Bedroom 2 (11m²): parquet flooring
- Bedroom 3 (13m²): parquet flooring
- WC (2m²): tiled floor
- Shower room (5m²): tiled floor, shower, bidet, washbasin
- 1st floor
- Landing (8m²): parquet flooring
- Bedroom 4 (15m²): parquet floor, wardrobe
- Bedroom 5 (15m²) parquet flooring, cupboard with shower room (2m²): parquet flooring, washbasin, shower (to be redone)
- WC (1m²): parquet flooring
- 2 attic roomsparquet flooring
- 2 rooms (2 x 11m²)parquet flooring
- Outside
- Enclosed garden to the front and rear, terrace on 2 sides

Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m ² :	181 m ²
Grundstücksgröße:	1073 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	7
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: https://youtu.be/h_7Lg-oldD8

Kontaktinformation

IMLIX ID: IX8.589.587



IMLIX

IMLIX Immobilienmarkt

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

