



Beautiful Stone House with Swimming Pool, Outbuildings and Garden - €218700



Agenten-Info

Name:	Christophe GUAY
Name der	Agence TIC Ruffec
Firma:	
Land:	Frankreich
Erfahrung seit:	1985
Art der	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der	Wohnungen, Häuser
Immobilie:	
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 254,563.93

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79110
Veröffentlicht:	05.09.2026

Beschreibung:

Discover this superb, beautifully renovated house. Blending the old and the new to perfection, this property comprises a 4-bedroom main house (with ground-floor living), a lovely, completely private garden and numerous outbuildings. Are you planning to run a holiday cottage or guesthouse? By renovating the barns and the large workshop (subject to the necessary planning permission), this dream can become a reality: the layout of this property is ideal, with its two separate entrances, and the property can easily be divided into two to create two private spaces. All the outbuildings have electricity. Heating is provided by state-of-the-art electric radiators, two pellet stoves and two wood-burning inserts. In summer, you can enjoy the outdoors by cooling off in the swimming pool and savouring delicious meals in the summer kitchen.

Situated in a quiet hamlet not far from the amenities of Sauze-Vaussais and Chef-Boutonne, you'll experience a true country lifestyle without cutting yourself off from the world.

A must-see!

Ground floor

Hall (13m²) : tiled floor, pellet stove

Bathroom (4m²) : tiled floor, bath, washbasin, cupboard housing the water heater

Study/Office (15.5m²) : laminate floor, large bay window overlooking the Zen garden



Bedroom 1 (10m2): laminate floor
Hallway (3.5m2): tiled floor, utility area
Toilet (1m2): parquet floor
Shower room (3m2): parquet floor, walk-in shower in brushed concrete, washbasin, toilet
Fitted kitchen/Dining room (27m2): tiled floor, wood-burning insert, cupboard, exposed stonework
Living room (38m2): tiled and parquet flooring, wood-burning insert, pellet stove, exposed stonework
First floor
Via the entrance hall
Mezzanine master suite (25m2) with en-suite bathroom (6m2) and WC (1m2): seagrass flooring, exposed stonework; floating parquet floor, washbasin; floating parquet floor
Via the living room
Landing
Bedroom 3 (23m2): parquet floor, skylight, low beam, exposed stonework
Bedroom 4 (27.5 m2): parquet floor, Velux window, exposed stonework
Workshop (5.5 m2): floating parquet floor, Velux window
Outside
Summer kitchen with electricity
Above-ground swimming pool with pump (3 x 4.86) and a depth of 1.20 m
Small Zen garden
Barn of 47m2 with concrete floor and upper storey (access from outside)
Barn of 42.5m2 with concrete floor and upper storey (access from outside)
Workshop of 43m2 with concrete floor and upper storey (access from outside)
Garden with two entrances (one electric gate and one manual gate, but with the electrical wiring already in place)
Vegetable patch and chicken coop
27m2 garage with a concrete floor and space for one car
Small house in need of renovation or 19m2 workshop with a stone floor and a fireplace

Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	205 m ²
Grundstücksgröße:	1206 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	7
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:



IMLIX

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

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/dEvl8k7WAZQ>

Kontaktinformation

IMLIX ID: IX8.944.695

