



Four-Gite French Property with Heated Pool and Excellent Rental Potential - €297870



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 334,945.26

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	21.09.2026

Beschreibung:

A great opportunity to generate seasonal income with the four gites. Alternatively, it could serve as your primary residence alongside three independent gites. There is no heating system, but the property features a lovely 11m x 5.5m heated swimming pool and a compliant sanitation system. Set in a quiet village at the end of a small no-through lane. Close to the towns of Sauze-Entre-Bois and Chaunay with easy access to Poitiers airport. The property is ready to rent immediately although the gites would benefit from internal modernisation.

LA CHATAIGNE

GROUND FLOOR

Living room 35m²: Tiled floor, fireplace Fitted kitchen 10m²: Tiled floor Hall 9m²: Laminate flooring Sitting room 8m²: Laminate flooring Hall 4m²: Tiled floor, cupboard WC 2m²: Tiled floor, washbasin

UPSTAIRS

Landing: Carpet, cupboard Bedroom 18m²: Carpet, cupboard, and private shower room (5m²: Laminate flooring, washbasin, WC, shower) Bedroom 11m²: Carpet Bedroom 18m²: Laminate flooring Bathroom 6m²: Laminate flooring, bathtub with shower, washbasin, WC, Velux window

LA ROSE



GROUND FLOOR

Living area 25m²: Tiled floor, exposed stone, fitted kitchen area

UPSTAIRS

Landing 5m²: Seagrass flooring, low beam, sloping ceiling
Bedroom 9m²: Carpet, exposed stone, sloping ceiling, Velux window
Bedroom 12m²: Seagrass flooring, exposed stone, beam, sloping ceiling, Velux window
Shower room 6m²: Vinyl flooring, WC, washbasin, shower, sloping ceiling

LE TOURNESOL

GROUND FLOOR

Living area 32m²: Tiled floor, fitted kitchen, exposed stone
Shower room 3.5m²: Tiled floor, shower, WC, washbasin
Hall 1m²: Tiled floor

UPSTAIRS

2 Bedrooms (14m² each): Carpet, beams, Velux windows, sloping ceilings

LA LAVANDE

GROUND FLOOR

Living area 21m²: Tiled floor, fitted kitchen
Bathroom 4.5m²: Tiled floor, bathtub with shower, washbasin

UPSTAIRS

2 Bedrooms (15m² each): Carpet, beams, Velux windows, sloping ceilings

EXTERIOR

Courtyard with space for Parking for 4 cars. Enclosed garden, well (sealed for safety). Heated swimming pool (11m x 5.5m; liner replaced in 2025), 1.6m deep with flat bottom. Covered wooden terrasse. Utility room, small outbuilding, 1-car garage.

Allgemein

Schlafzimmer:	9
Badezimmer:	5
Fertige m ² :	312 m ²
Grundstücksgröße:	2046 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	14
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/CnUfAK7FbQ
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Kontaktinformation

IMLIX ID:	IX9.000.504
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IMLIX

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