



Beautiful Rural Stone House with Heated Pool, Spacious Gardens and Fantastic Outbuildings - €191490



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 215,324.36

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Sauze-Vaussais
Postleitzahl:	79190
Veröffentlicht:	18.09.2026

Beschreibung:

Beautiful stone house featuring 4 bedrooms, a heated swimming pool, lovely gardens, and various outbuildings. Ideally situated in a very quiet hamlet, it offers easy access to the N10, providing quick connections to major routes towards Poitiers, Angoulême, Limoges, and Niort. The towns of Civray and Sauze-Entre-Bois offering a full range of shops, as well as primary and secondary schools are just a short drive away.

GROUND FLOOR

Entrance 7m²: Laminate flooring
Bedroom/Office 9m²: Laminate flooring, built-in cupboard (water supply and drainage available)
Fitted Kitchen 16m²: Tiled floor, exposed beams
Living Room 28m²: Original flagstone flooring, exposed beams, wood-burning stove (installed 2 years ago, with heat vents for the kitchen and upstairs)
Dining Room 27m²: Laminate flooring, "Canadian-style" stove, exposed beams
Utility Room 6m²: Tiled floor, French door opening onto the courtyard
WC 1m²: Tiled floor

UPSTAIRS

Mezzanine/Landing 11m²: Laminate flooring, Velux window, sloping ceiling
Bedroom: Laminate flooring, exposed beam, Velux window, sloping ceiling
Bedroom 12m²: Wood flooring, exposed beam, Velux window, sloping ceiling
Bathroom 7m²: Laminate flooring, WC, shower, double vanity, corner bath, heated towel rail
Corridor 4m²: Laminate flooring
Bedroom: 12m² Wood flooring, Velux window,



sloping ceiling, direct access via a spiral staircase from the entrance hall.

EXTERIOR

Heated swimming pool (4m x 3m) with a wooden decking, lovely covered terrace, and a stone building housing an old bread oven in good condition. A 95 m² barn featuring a mezzanine and rooftop photovoltaic panels for electricity generation (resale/self-consumption value estimated at around €500 per year). A 25 m² workshop with a concrete floor. A walled front garden, an enclosed rear courtyard, and an additional large garden/orchard (with vehicle access) of 3,761 m² behind the barn. (Option to purchase without this additional garden.)

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	149 m ²
Grundstücksgröße:	4676 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
-------------------	---

Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/fKQqKcJwang
--------------------------	---

Kontaktinformation

IMLIX ID:	IX9.000.507
-----------	-------------

