



€134400 - Charming Stone House with Outbuildings and Enclosed Courtyard - Near Sauze-Vaussais



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 158,261.31

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Δημοσιεύθηκε:	24/06/2025

Περιγραφή:

Charming Stone House with Outbuildings and Enclosed Courtyard - Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard.

On the ground floor:

Entrance (8 m2) - stone tile flooring

Spacious kitchen / dining room (39 m2) - tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) - laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) - laminate flooring, sink, WC, velux window



Utility room (15 m2) - tiled floor

On the first floor:

Landing (4 m2) - carpet

Separate WC (1 m2) - linoleum

Master bedroom (18 m2) - laminate flooring, with a private bathroom (10 m2) - Carpet, bathtub, hand basin

Second bedroom (18 m2) - laminate flooring

Exterior:

Attached barn (150 m2)

Stone-built stable (62 m2) with attic space

Workshop (22 m2)

Open-fronted hangar (24 m2)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m2) - perfect for shaded parking for up to 3 vehicles

Plot of land - ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m2



Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	154 τ.μ
Μέγεθος αυλής:	1.94 τ.μ

Room details

Total rooms:	5
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Utility details

Heating:	Ναί
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Building details

Αριθμός ορόφων:	2
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.193.807
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