



Spacious Country House in a Peaceful Hamlet Near Sauze-Vaussais - €180850



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 211,332.03

Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	79190
Δημοσιεύθηκε:	27/07/2025

Περιγραφή:

Located in a quiet hamlet close to the town of Sauze-Vaussais, which offers all amenities including shops, schools, and services, this large country home offers generous space and great potential.

Modernised in 1974, the property features five spacious bedrooms, two of which are on the ground floor. While some windows are still single-glazed, the home benefits from good thermal insulation, reflected in its D-rated energy performance certificate (DPE).

Set on a plot of approximately 6,000 m2 and entirely detached, the house enjoys a calm, private setting. There is also the option to purchase additional adjoining land of approximately 3 acres.

The various outbuildings present excellent potential for extending the living space or developing an independent activity such as a gite, studio, or workshop.

Easy access to main road links connecting to Niort, Angoulême, Poitiers, and Limoges.

Ground Floor :

Entrance ☐ 11 m2, tiled floor

Fitted Kitchen ☐ 25 m2, tiled floor

Utility Room ☐ 15 m2, concrete floor, with shower

WC ☐ 1 m2, tiled

Dining Room ☐ 24 m2, wooden floor, fireplace, patio doors

Bedroom 1 ☐ 22 m2, wooden floor

Bedroom 2 ☐ 17 m2, wooden floor



First Floor :

Landing 8 m2, wooden floor

Bedroom 3 12 m2, wooden floor, built-in cupboard

Bedroom 4 15 m2, wooden floor, built-in cupboard

Bedroom 5 15 m2, wooden floor, built-in cupboard

WC 2 m2, lino flooring

Bathroom 5 m2, lino flooring, bathtub, sink, bidet

Attic Convertible space, potential to create additional bedrooms

Exterior :

Enclosed garden, Vaulted cellar (15 m2), Shed, Two garages, Traditional bread oven, Stable (85 m2) with upper floor, Workshop (45 m2) with attic above, Four open barns/hangars, Stone barn (90 m2)

Κοινά

Κρεβατοκάμαρες: 5

Μπάνια: 1

Room details

Total rooms: 7

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.371.310

