



Lovely 3 Bed Country House 10 Minutes from Sauze-Vaussais And Ruffec - €145160



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:	EUR 145,160

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	79190
Δημοσιεύθηκε:	09/03/2026

Περιγραφή:

Discover this delightful 3-bedroom, 2-bathroom stone house, perfectly blending character and convenience. The property offers two easy-maintenance courtyards, ideal for relaxing outdoors without the upkeep. Inside, the home is full of authentic charm, featuring exposed stone walls and a striking large fireplace. At the same time, modern upgrades ensure everyday comfort, including a fitted kitchen and double glazing throughout.

The main bedroom is equipped with a reversible heat pump, providing refreshing cooling in summer and efficient heating in winter.

Peacefully situated in a small hamlet between the market towns of Ruffec and Sauze-Vaussais, this property offers the perfect balance of rural tranquility and convenient access to local amenities.

GROUND FLOOR:

- Entrance hall (3m²): tiled flooring
- Living room (40m²): tiled flooring, exposed stone, wood burner set in a fabulous fireplace
- Large Kitchen / Diner 39m² Tiled floor, exposed stone wall and wood burner
- WC (2m²): tiled flooring, washbasin

FIRST FLOOR:

- Landing (7m²): carpet, access to terrace



-Bedroom 1 (19m²): carpet, beams, reversible air-to-air heat pump, with En-Suite Bathroom (6m²): painted plywood floor, bath with shower, washbasin, WC, heated towel rail

-Bedroom 2 (16m²): carpeted, cupboard, exposed beams

-Bedroom 3 (19m²): carpeted, with En-Suite Bathroom (6m²): carpeted, WC, bath with shower, washbasin, water heater

EXTERIOR:

-Front courtyard

-Courtyard on the side: space for 1 car

-Covered area

-Workshop (15m²): concrete floor, double glazing, raised terrace above

-Laundry room: concrete floor

All on a surface area of 348m²

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	155 τ.μ
Μέγεθος αυλής:	348 τ.μ
Floor Number:	1

Room details

Total rooms:	5
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Building details

Αριθμός ορόφων:	1
Orientation:	W

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/lRAh5sJgPiI>

Contact information

IMLIX ID: IX8.256.869



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