



Beautiful 5-Bedroom Stone House For Sale near Sauze-Vaussais - €259,950



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 305,048.23

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	79190
Δημοσιεύθηκε:	23/03/2026

Περιγραφή:

Beautiful 5-Bedroom Stone House near Sauze-Vaussais

Nestled in a peaceful hamlet just a short drive from Sauze-Vaussais, this charming stone house offers a perfect blend of rustic character and modern comfort. With 5 spacious bedrooms it's an ideal home for a large family or those who enjoy having guests. Hidden behind a private gate, you'll find a lovely flower-filled courtyard, a welcoming terrace, and a beautifully maintained garden bordered by hedges an oasis of tranquility.

Inside, original stone walls and exposed beams give the house authentic charm, while modern features ensure year-round comfort: pellet central heating, double glazing, and recently updated roof and sanitation system.

A wonderful opportunity to enjoy the charm of the French countryside without sacrificing comfort or convenience.

Ground Floor:

Fitted kitchen 16 m² (tiled floor, exposed stone walls)

Utility room 11 m² (tiled floor, pellet boiler)

Spacious living room 50 m² (wood flooring, wood-burning stove)

Entrance hall 25 m² (tiled floor, stone walls)



WC 2 m2 (tiled floor, sink, stone walls)

Bedroom 1 26 m2 (wood floor, stone walls) with en-suite shower room (2 m2, Italian-style shower)

Bedroom 2 23 m2 (wood floor, stone walls)

First Floor:

Landing 18 m2 (wood flooring, Velux skylight)

Bedroom 3 13 m2 (wood flooring, Velux skylight)

Dressing Room 7 m2 (wood flooring)

Bedroom 4 30 m2 (wood flooring, exposed beams) with private bathroom (16 m2, WC, sink, bathtub, beams, stone walls)

Bedroom 5 26 m2 (laminated flooring, beams, Velux skylight) with Dressing Room (3 m2) and private bathroom (5 m2, laminated flooring, WC, sink, bathtub with shower, beams)

Exterior:

A private flower-filled courtyard

A stone barn of approx. 100 m2 (with space for a camper van)

A fenced garden, a well

A 40 m2 hangar ideal for shady parking

A storage room housing a 5-ton pellet silo

Κατασκευάστηκε: 1897

Κοινά

Κρεβατοκάμαρες: 5

Μπάνια: 3

Τελειωμένα τετραγωνικά 273 τ.μ

πόδια:

Μέγεθος αυλής: 1578 τ.μ

Floor Number: 1

Room details

Total rooms: 6

Building details

Αριθμός ορόφων: 1

Orientation: SW

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/gvKSA22uBmE>

Contact information

IMLIX ID: IX8.286.389



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