



2 Bedroom Stone Property in a Peaceful Location - €96770



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 113,558.44

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	79190
Δημοσιεύθηκε:	27/03/2026

Περιγραφή:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room—ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop—perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

GROUND FLOOR:

Hallway (2.7m²): Tiled floor

Kitchen (14.9m²): Tiled floor, boiler, wood-burning stove



Living room (25.09m2): Parquet flooring
Bedroom (13.72m2): Parquet flooring
Bedroom (14.22m2): Parquet flooring
Shower room (2.93m2): Parquet flooring, shower, washbasin
Toilet (1.34m2): Tiled floor
Veranda: Concrete floor
Hallway (1.1m2)
Laundry room/summer kitchen: Concrete floor
Wine cellar

OUTSIDE:

Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)
Set on 1588m2

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	76 τ.μ
Μέγεθος αυλής:	1588 τ.μ
Floor Number:	1

Room details

Total rooms:	3
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://youtu.be/u5v0kK2EOV0
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Contact information

IMLIX ID:	IX8.286.391
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