



Charming 19th-Century Longere with Heated Pool and 4 Bedrooms - €223400



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 262,157.24

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	79190
Δημοσιεύθηκε:	21/04/2026

Περιγραφή:

A beautiful detached 19th-century longere offering 4 bedrooms and 3 bathrooms, located in a small hamlet ideally situated between the towns of Sauze-Vaussais and Ruffec, with easy access to the N10 for routes to Poitiers, Angouleme, Niort, and Limoges.

The property benefits from oil-fired central heating, double glazing (except in one bedroom), and a compliant drainage system.

Outside, there is a heated swimming pool (9m x 4m), a fully enclosed garden, and a superb covered terrace with a summer kitchen perfect for outdoor dining during the warmer months.

GROUND FLOOR:

Entrance hall (1.86 m², tiled floor) Living room (28.65 m², tiled floor, wood-burning stove, exposed beams) Dining room (19.74 m², wooden floor) Kitchen (18.71 m², tiled floor, Aga style cooker and extractor hood included) Hallway (2.39 m², tiled floor) Bathroom (7.21 m², tiled floor, bath, WC, washbasin, shower) Bedroom (12.25 m², tiled floor) Bedroom (18.28 m², wooden floor) Utility room/Dressing (4.1 m², tiled floor, skylight)

FIRST FLOOR:

Landing (4.03 m², carpet, skylight with blind) Bedroom (16.48 m², carpet) with en-suite shower room (3.17 m², tiled floor, WC, washbasin, shower) Bedroom (23.73 m², carpet) with en-suite shower room



(3.76 m2, laminate flooring, WC, washbasin, shower, skylight with blind)

OUTSIDE:

Gravelled courtyard to the front, enclosed garden, heated swimming pool (9m x 4m) Beautiful covered terrace with summer kitchen and a second wooden terrace Wooden garden shed, boiler room, workshop with upper floor, storage building with upper floor, rainwater collection tank. All on 1609m2

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	166 τ.μ
Μέγεθος αυλής:	1609 τ.μ
Floor Number:	1

Room details

Total rooms:	6
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/MT4JyCXbSsI>

Contact information

IMLIX ID: IX8.409.145

