



A Beautiful Detached House Between Ruffec and Sauze-Vaussais - €150530



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 171,626.4

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	16/06/2026

Περιγραφή:

Attractive 5-bedroom bungalow with large basement and first floor, set in attractive, fenced grounds with some shade. The house is in good general condition but the decoration, sanitation, windows and electrics is a little 'tired' and needs to be brought up to date. The previous owner was a joiner and the woodwork (parquet flooring, staircases etc) was custom-built by him, which gives the house undeniable charm. The property is located in a small, quiet village on the edge of the Deux-Sevres region, 5 minutes from Sauze-Vaussais and 10 minutes from Ruffec (there is a bakery and a small restaurant in the village).

Basement

- Room (14m²): tiled floor
- Study (12m²): tiled floor, door leading outside
- Garage (50m²): concrete, space for 2 cars in a row
- Boiler room (16m²): tiled floor, oil and wood boiler
- Pantry 11m² concrete floor

Ground floor

- Entrance hall (5m²): tiled floor
- Fitted kitchen (16m²): tiled floor, patio doors onto terrace
- Living room (31m²): parquet flooring, 2 patio doors opening onto terrace



- Hallway (8m²) tiled floor
 - Bedroom 1 (16m²): tiled floor, 2 patio doors opening onto terrace (former hairdresser's salon)
 - Bedroom 2 (11m²): parquet flooring
 - Bedroom 3 (13m²): parquet flooring
 - WC (2m²): tiled floor
 - Shower room (5m²): tiled floor, shower, bidet, washbasin
- 1st floor
- Landing (8m²): parquet flooring
 - Bedroom 4 (15m²): parquet floor, wardrobe
 - Bedroom 5 (15m²) parquet flooring, cupboard with shower room (2m²): parquet flooring, washbasin, shower (to be redone)
 - WC (1m²): parquet flooring
 - 2 attic roomsparquet flooring
 - 2 rooms (2 x 11m²)parquet flooring
- Outside
- Enclosed garden to the front and rear, terrace on 2 sides

Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	181 τ.μ
Μέγεθος αυλής:	1073 τ.μ
Floor Number:	1

Room details

Total rooms:	7
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: https://youtu.be/h_7Lg-oldD8

Contact information

IMLIX ID: IX8.589.587



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