



Lovely Country 4-Bedroom Home in Loubille - Exclusive to TIC IMMOBILIER - €175530



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 200,227.72

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	79110
Δημοσιεύθηκε:	06/07/2026
Περιγραφή:	

This lovely 4-bedroom country home, situated in the village of Loubille, has an excellent energy rating (DPE) of C thanks to the heat pump, which supplies the radiators, solar panels for hot water, double glazing, and insulation works carried out. You can equally enjoy a cosy evening beside the wood burner in the living room, or the second wood burner in the dining room. The three bedrooms in the main part of the house are all generously sized, and the bedroom suite above the garage with its private bathroom is perfect for guests.

The garage has direct access to dining room 1. There is also a lean-to next to the garage with space to park a camping-car, as well as a detached workshop with the mezzanine, perfect for those keen on DIY or as a storage space.

Outside, the enclosed garden has a lovely terrace where you can spend a relaxing moment with friends and family.

With no renovation works required, and the added bonus of being connected to mains drains, this property is ideal for a family or even as a second home.

Book a viewing with us today!

Ground floor:

Living room (20m2): parquet flooring, wood burner, exposed stone Dining room 1 (18m2): tiled



floorDining room 2 (15m2): tiled floor, wood burnerKitchen (9m2): tiled floor, Range Master, fully fitted, skylightPantry / Boiler room (10m2): tiled floor, boilerToilet (2m2): tiled floor, washbasin, toilet, heated towel rail, skylight

First floor:

Landing (9m2): parquet flooringBedroom (14m2): parquet flooringBathroom (10m2): parquet flooring, freestanding bath, shower, washbasin, toilet, skylightBedroom (19m2): parquet flooringBedroom (15m2): parquet flooring, fitted wardrobe

First floor above garage:(Access via dining room 1)

Bedroom (32m2): wooden floor, exposed stone, skylightShower room (3m2): wooden floor, toilet, shower, washbasin, heated towel rail, exposed stoneAttic insulated with blown-in glass wool

Outside:

TerraceWorkshop (32m2) + mezzanine: electricityGardenGarage: space for 1 car, electricity, concrete floor, utility area, electric doorShed: space for a motorhomeElectric gate

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	162 τ.μ
Μέγεθος αυλής:	520 τ.μ
Floor Number:	1

Room details

Total rooms:	7
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Building details

Αριθμός ορόφων:	1
Orientation:	SW

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/72e01qB7CXk>

Contact information

IMLIX ID: IX8.681.660



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