



Beautiful Stone House with Swimming Pool, Outbuildings and Garden - €218700



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 254,563.93

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	79110
Δημοσιεύθηκε:	05/09/2026
Περιγραφή:	

Discover this superb, beautifully renovated house. Blending the old and the new to perfection, this property comprises a 4-bedroom main house (with ground-floor living), a lovely, completely private garden and numerous outbuildings. Are you planning to run a holiday cottage or guesthouse? By renovating the barns and the large workshop (subject to the necessary planning permission), this dream can become a reality: the layout of this property is ideal, with its two separate entrances, and the property can easily be divided into two to create two private spaces. All the outbuildings have electricity. Heating is provided by state-of-the-art electric radiators, two pellet stoves and two wood-burning inserts. In summer, you can enjoy the outdoors by cooling off in the swimming pool and savouring delicious meals in the summer kitchen.

Situated in a quiet hamlet not far from the amenities of Sauze-Vaussais and Chef-Boutonne, you'll experience a true country lifestyle without cutting yourself off from the world.

A must-see!

Ground floor

Hall (13m²) : tiled floor, pellet stove

Bathroom (4m²) : tiled floor, bath, washbasin, cupboard housing the water heater

Study/Office (15.5m²) : laminate floor, large bay window overlooking the Zen garden



Bedroom 1 (10m2): laminate floor
Hallway (3.5m2): tiled floor, utility area
Toilet (1m2): parquet floor
Shower room (3m2): parquet floor, walk-in shower in brushed concrete, washbasin, toilet
Fitted kitchen/Dining room (27m2): tiled floor, wood-burning insert, cupboard, exposed stonework
Living room (38m2): tiled and parquet flooring, wood-burning insert, pellet stove, exposed stonework
First floor
Via the entrance hall
Mezzanine master suite (25m2) with en-suite bathroom (6m2) and WC (1m2): seagrass flooring, exposed stonework; floating parquet floor, washbasin; floating parquet floor
Via the living room
Landing
Bedroom 3 (23m2): parquet floor, skylight, low beam, exposed stonework
Bedroom 4 (27.5 m2): parquet floor, Velux window, exposed stonework
Workshop (5.5 m2): floating parquet floor, Velux window
Outside
Summer kitchen with electricity
Above-ground swimming pool with pump (3 x 4.86) and a depth of 1.20 m
Small Zen garden
Barn of 47m2 with concrete floor and upper storey (access from outside)
Barn of 42.5m2 with concrete floor and upper storey (access from outside)
Workshop of 43m2 with concrete floor and upper storey (access from outside)
Garden with two entrances (one electric gate and one manual gate, but with the electrical wiring already in place)
Vegetable patch and chicken coop
27m2 garage with a concrete floor and space for one car
Small house in need of renovation or 19m2 workshop with a stone floor and a fireplace

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	205 τ.μ
Μέγεθος αυλής:	1206 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:



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Επιπλέον πληροφορίες

Virtual tour URL:

<https://youtu.be/dEvl8k7WAZQ>

Contact information

IMLIX ID:

IX8.944.695

