



Four-Gite French Property with Heated Pool and Excellent Rental Potential - €297870



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 334,945.26

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Ταχυδρομικός κωδικός:	79190
Δημοσιεύθηκε:	21/09/2026
Περιγραφή:	

A great opportunity to generate seasonal income with the four gites. Alternatively, it could serve as your primary residence alongside three independent gites. There is no heating system, but the property features a lovely 11m x 5.5m heated swimming pool and a compliant sanitation system. Set in a quiet village at the end of a small no-through lane. Close to the towns of Sauze-Entre-Bois and Chaunay with easy access to Poitiers airport. The property is ready to rent immediately although the gites would benefit from internal modernisation.

LA CHATAIGNE

GROUND FLOOR

Living room 35m²: Tiled floor, fireplace Fitted kitchen 10m²: Tiled floor Hall 9m²: Laminate flooring Sitting room 8m²: Laminate flooring Hall 4m²: Tiled floor, cupboard WC 2m²: Tiled floor, washbasin

UPSTAIRS

Landing: Carpet, cupboard Bedroom 18m²: Carpet, cupboard, and private shower room (5m²: Laminate flooring, washbasin, WC, shower) Bedroom 11m²: Carpet Bedroom 18m²: Laminate flooring Bathroom 6m²: Laminate flooring, bathtub with shower, washbasin, WC, Velux window

LA ROSE



GROUND FLOOR

Living area 25m2: Tiled floor, exposed stone, fitted kitchen area

UPSTAIRS

Landing 5m2: Seagrass flooring, low beam, sloping ceiling
Bedroom 9m2: Carpet, exposed stone, sloping ceiling, Velux window
Bedroom 12m2: Seagrass flooring, exposed stone, beam, sloping ceiling, Velux window
Shower room 6m2: Vinyl flooring, WC, washbasin, shower, sloping ceiling

LE TOURNESOL**GROUND FLOOR**

Living area 32m2: Tiled floor, fitted kitchen, exposed stone
Shower room 3.5m2: Tiled floor, shower, WC, washbasin
Hall 1m2: Tiled floor

UPSTAIRS

2 Bedrooms (14m2 each): Carpet, beams, Velux windows, sloping ceilings

LA LAVANDE**GROUND FLOOR**

Living area 21m2: Tiled floor, fitted kitchen
Bathroom 4.5m2: Tiled floor, bathtub with shower, washbasin

UPSTAIRS

2 Bedrooms (15m2 each): Carpet, beams, Velux windows, sloping ceilings

EXTERIOR

Courtyard with space for Parking for 4 cars. Enclosed garden, well (sealed for safety). Heated swimming pool (11m x 5.5m; liner replaced in 2025), 1.6m deep with flat bottom. Covered wooden terrasse. Utility room, small outbuilding, 1-car garage.

Κοινά

Κρεβατοκάμαρες:	9
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	312 τ.μ
Μέγεθος αυλής:	2046 τ.μ
Floor Number:	1

Room details

Total rooms:	14
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/CnUFfAK7FbQ>

Contact information



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