



Charming Stone House with Outbuildings and Enclosed Courtyard 🏡 Near Sauze-Vaussais - €118270



Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 138,788.44

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	79190
Publicado:	15/07/2025

Descripción:

Charming Stone House with Outbuildings and Enclosed Courtyard 🏡 Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard. Sanitation system verified and up to standards.

On the ground floor:

Entrance (8 m2) 🏡 stone tile flooring

Spacious kitchen / dining room (39 m2) 🏡 tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) 🏡 laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) 🏡 laminate flooring, sink, WC, velux window

Utility room (15 m2) 🏡 tiled floor

On the first floor:


Landing (4 m2) 🏡 carpet

Separate WC (1 m2) 🏡 linoleum

Master bedroom (18 m2) 🏡 laminate flooring, with a private bathroom (10 m2) 🏡 Carpet, bathtub, hand



basin

Second bedroom (18 m2)  laminate flooring

Exterior:

Attached barn (150 m2)

Stone-built stable (62 m2) with attic space

Workshop (22 m2)

Open-fronted hangar (24 m2)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m2)  perfect for shaded parking for up to 3 vehicles

Plot of land  ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m2

Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

Común

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	154 m2
Tamaño del lote:	1940 m2
Floor Number:	1

Room details

Total rooms:	5
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Building details

Número de plantas:	1
Orientation:	W

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/45IQ4nhXlu0
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Contact information

IMLIX ID:	IX7.344.803
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