



## Beautifully Presented 3 - 4 Bedroomed House With A Covered Pool - €249,950



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 290,046.8

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	79190
Publicado:	18/03/2025

### Descripción:

Well-maintained 3 - 4 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m2. Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar and small shop in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

The master bedroom could be reinstated as 2 bedrooms, therefore making this a 4 bedroomed property.

Ground floor :-

Large conservatory (25m2) opening into the lounge

Kitchen (13m2) equipped with an electric oven and hob. Island (which is moveable). Tiled floor

Living room (34m2) A cosy room with direct access into the conservatory, and views down the garden.

Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m2) Bath, handbasin and wc. Tiled floor.

WC (1.75m2)



Storeroom (4m2) with the hot water tank  
Office/utility room (22m2) Tiled floor. French windows to the front and a staircase to the 3rd bedroom  
Upstairs :-  
Landing (7.5m2)  
Master bedroom (22m2) with windows to the front and back. Wooden floor  
Bedroom 2 (9m2) Wooden floor  
Shower room (3m2) Shower, wc, handbasin and heated towel-rail  
Bedroom 3 (from the stairs in the utility room) 20m2 (low beam)  
Outside :  
Mature garden  
Patio area  
Covered pool  
Barn/garage

## Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	174 m2
Tamaño del lote:	1500 m2
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de plantas:	1
Orientation:	SE

## Lease terms

Date Available:

## Información adicional

Virtual tour URL:	<a href="https://youtu.be/">https://youtu.be/</a>
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## Contact information

IMLIX ID:	IX7.344.877
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