



## Superb Detached 5 Bedroomed Stone Property With A Heated Pool - €445,000



### 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 520,601.9

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	79190
Publicado:	09/10/2025

### Descripción:

Beautiful detached character stone property, renovated to a high standard, with 5 bedrooms and 4 bathrooms (2 of which are en-suite) and a heated pool, situated in a quiet location only 5km from main commerce, less than an hour to Poitiers airport, and 15 minutes to a train station.

The property sits in a lovely plot of over 3000m<sup>2</sup>, with a large courtyard area to the front which has space for parking several cars, and at the rear, a covered terrace and garden overlooking fields.

Recent improvements include double-glazing throughout, a new drainage system installed this year conforming to current requirements, an electric vehicle charging point, solar heated water system, and air conditioning. The property also has an oil-fired central heating system, wood-burner and pellet burner, and can be sold with some of the contents.

This lovely property is suitable either as a family home, or even as a second home as all you have to do is unpack your bags and enjoy!

In detail it comprises :-

Ground Floor (tiled flooring) :-

Entrance hall (17m<sup>2</sup>) with a mezzanine landing above

Fitted kitchen (20m<sup>2</sup>) with a range of base and wall units, beamed ceiling, and French windows to the covered terrace.



---

Dining-room (26m<sup>2</sup>) Beams and exposed stone. French windows to the courtyard  
Lounge (32m<sup>2</sup>) Beams. Pellet burner, and French windows to the courtyard  
Utility room (12m<sup>2</sup> overall) with a wc and pantry cupboard, and French windows to the garden  
Office (6m<sup>2</sup>)  
Shower room (6.5m<sup>2</sup>) Shower, handbasin, wc  
Games room/gym (21m<sup>2</sup>) Exposed stone walls. Door to the garage  
Upstairs (wooden flooring) :-  
Mezzanine landing  
Master bedroom (32m<sup>2</sup>) with exposed stone walls and beams. Air conditioning unit, and en-suite shower room with shower, handbasin and wc  
Dressing room (potential 5th bedroom) (26m<sup>2</sup>) directly off the master bedroom and also accessed from the mezzanine  
Bedroom 2 (16.5m<sup>2</sup>) Exposed stone walls and beams with an en-suite shower room with a shower, handbasin and wc  
Bedroom 3 (24m<sup>2</sup>) Exposed stone walls and beams  
Bedroom 4 (16m<sup>2</sup>) Exposed stone walls and beams  
Bathroom (8m<sup>2</sup>) Bath, handbasin, shower and wc. Exposed stone and beams  
Outside :-  
Large courtyard with 2 entrances  
Garden to the rear with fruit trees and a fabulous large covered terrace for outdoor dining  
Separate pool area with a heated 10 x 5 in-ground pool, pool house, and a music and lighting system  
Garage (room for 1 small car)  
Boiler room and wood store

## Común

Dormitorios:	5
Baños:	4
Pies cuadrados terminados:	305 m <sup>2</sup>
Tamaño del lote:	3390 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	10
--------------	----

## Building details

Número de plantas:	1
Orientation:	SW

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://youtu.be/cjWxwTBky1o>

## Contact information



IMLIX

IMLIX Mercado Inmobiliario  
<https://www.imlix.com/es/>

---

IMLIX ID:

IX7.682.796

