



Beautifully-Presented Village Property With A Gite - €168,000



Info Agente

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Experience 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 192,983.54

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	79190
Publicado:	18/10/2025

Descripción:

Nicely-presented 2 bedroomed property with a 2 bedroomed gite/annexe (attached but with independant access) which is ideal for anyone looking for the possibility of rental income, or just a separate space for visiting family and friends. The gite could also be joined in to the main house to create a larger family home.

The property has a lovely garden with fruit trees and room for a vegetable patch, and all the commerce you need on a daily basis, as well good access to road and rail networks and airports, giving you the best of both worlds! It also has a large barn and so would appeal to someone who has several cars or requires space for a workshop, or to park a motorhome under cover.

There is double-glazing throughout the property, mains drains, and fibre for the internet. Heating is by way of a pellet burner and supplementary electric radiators.

In detail the proeprty comprises :-

Main house

Ground floor :-

Entrance

Kitchen (20m2) Fitted with a range of base and wall units and with an island, integrated gas hob and electric oven. Laminate floor.



Dining-room (15m2). Tiled floor. Cupboard housing the hot water tank.

Lounge (29m2). Laminate flooring. Fireplace with a pellet burner. Beams and exposed stone.

Shower room (3m2) with a WC, handbasin and heated towel-rail

Access to the cellar

Upstairs :

Landing 2.5m2

Bedroom 1 (16m2) Wooden floor

Bedroom 2 (20m2) Wooden floor

Shower room (4m2) with WC and vanity unit

Access to the attic : (18m2) Potential for another bedroom

Outside :

Long driveway leading to a large barn (approx. 125m2) with electrics, and including a workshop (14m2) and another room (14m2). The barn has space to park several cars and enough height for a motorhome.

BBQ area and enclosed garden with a shed and fruit trees (peach, kiwi, fig)

Gite

Ground floor :

Open plan kitchen/lounge/dining-room (30m2). Door to the courtyard

Office (13.5m2)

Upstairs:-

Landing

Bedroom 1 (14m2) Laminate floor

Bedroom 2 (18m2) Laminate floor

Shower room (5m2) with WC and double vanity unit

Access to the attic/roof space (not convertible)

Outside : Private courtyard area

(The gite furniture may be available to purchase)

Común

Dormitorios:	4
Baños:	3
Pies cuadrados terminados:	202 m2
Tamaño del lote:	1080 m2
Floor Number:	1

Room details

Total rooms:	9
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Building details

Número de plantas:	1
Orientation:	SE

Lease terms

Date Available:

Contact information



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