



## 2 Bedroom Stone Property in a Peaceful Location - €96770



### Info Agente

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Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 113,558.44

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	79190
Publicado:	27/03/2026

### Descripción:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room—ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop—perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

### GROUND FLOOR:

Hallway (2.7m<sup>2</sup>): Tiled floor

Kitchen (14.9m<sup>2</sup>): Tiled floor, boiler, wood-burning stove



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Living room (25.09m2): Parquet flooring  
Bedroom (13.72m2): Parquet flooring  
Bedroom (14.22m2): Parquet flooring  
Shower room (2.93m2): Parquet flooring, shower, washbasin  
Toilet (1.34m2): Tiled floor  
Veranda: Concrete floor  
Hallway (1.1m2)  
Laundry room/summer kitchen: Concrete floor  
Wine cellar

## OUTSIDE:

Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)  
Set on 1588m2

## Común

Dormitorios:	2
Baños:	1
Pies cuadrados terminados:	76 m2
Tamaño del lote:	1588 m2
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Número de plantas:	1
Orientation:	S

## Lease terms

Date Available:

## Información adicional

Virtual tour URL:	<a href="https://youtu.be/u5v0kK2EOV0">https://youtu.be/u5v0kK2EOV0</a>
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## Contact information

IMLIX ID:	IX8.286.391
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