



Traditional Detached Stone Farmhouse With A Pool - €258,500



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 303,346.67

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	79190
Publicado:	13/04/2026

Descripción:

Traditional detached south-facing stone farmhouse with 4 bedrooms, attached barns, an in-ground pool and a lovely garden with fruit trees and a boules court, all on a plot of 3450m2.

The property is in a small hamlet in a rural location, but not isolated. It is only 8km from main commerce and is within easy reach of other local market towns, as well as larger towns and rail and motorway links. The kitchen has a fabulous flagstone floor and there is an abundance of character throughout the house. The property benefits from a gas central heating system, and wood burners in both the kitchen and lounge.

Ground floor:-

Entrance hall (5.5m2) Tiled floor.

Bathroom/utility room (17.5m2) Bath, basin, wc. Heated towel-rail. Beams. Plumbing for washing-machine

Fitted Kitchen-diner (40m2) Flagstone floor. Beams. Fireplace with wood burner. Door to the front.

Lounge/dining-room (40m2) Wooden floor. Beams. Fireplace with wood burner

First floor:-

Landing/sitting room 25m2

Bedroom 1 (17m2) Parquet. Velux. Stone walls. Beams.



Bedroom 2 (16m2) Parquet. Velux. Stone walls. Beams
Bedroom 3 (21m2) Parquet. Velux. Stone walls. Beams
Bedroom 4 (14m2) Laminate floor. Beam. Stone walls. En-suite shower room (4.5m2) Tiled floor.
Shower. WC. Basin. Beam/stone walls. Velux
Shower room (4.5m2) Tiles floor. Shower. Basin. WC. Stone walls. Velux. Heated towel rail.
Outside:-
A double-gated entrance leads into a large courtyard/garden with mature shrubs and trees, and a covered terrace
Barns (1) 40m2 (with pool equipment) and (2) 76m2, both with access to the rear garden
Small outbuildings/log store (10.5m2 and 38m2)
Underground water citerne with a pump (ideal for watering the garden)
Lovely mature garden to the rear with fruit trees (fig, peach, apple, walnut), a petanque court and 2nd gated entrance
In-ground chlorine pool (10m x 4m/depth 1m \approx 2m)
2nd covered terrace, ideal for outdoor dining, with an old bread oven

Común

Dormitorios:	4
Baños:	3
Pies cuadrados terminados:	203 m2
Tamaño del lote:	3450 m2
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

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

IMLIX ID:	IX8.384.829
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