



A Beautiful Detached House Between Ruffec and Sauze-Vaussais - €150530



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:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 170,877.65

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Código postal:	16240
Publicado:	16/06/2026

Descripción:

Attractive 5-bedroom bungalow with large basement and first floor, set in attractive, fenced grounds with some shade. The house is in good general condition but the decoration, sanitation, windows and electrics is a little 'tired' and needs to be brought up to date. The previous owner was a joiner and the woodwork (parquet flooring, staircases etc) was custom-built by him, which gives the house undeniable charm. The property is located in a small, quiet village on the edge of the Deux-Sevres region, 5 minutes from Sauze-Vaussais and 10 minutes from Ruffec (there is a bakery and a small restaurant in the village).

Basement

- Room (14m²): tiled floor
- Study (12m²): tiled floor, door leading outside
- Garage (50m²): concrete, space for 2 cars in a row
- Boiler room (16m²): tiled floor, oil and wood boiler
- Pantry 11m² concrete floor

Ground floor

- Entrance hall (5m²): tiled floor
- Fitted kitchen (16m²): tiled floor, patio doors onto terrace
- Living room (31m²): parquet flooring, 2 patio doors opening onto terrace



- Hallway (8m²) tiled floor
- Bedroom 1 (16m²): tiled floor, 2 patio doors opening onto terrace (former hairdresser's salon)
- Bedroom 2 (11m²): parquet flooring
- Bedroom 3 (13m²): parquet flooring
- WC (2m²): tiled floor
- Shower room (5m²): tiled floor, shower, bidet, washbasin
- 1st floor
- Landing (8m²): parquet flooring
- Bedroom 4 (15m²): parquet floor, wardrobe
- Bedroom 5 (15m²) parquet flooring, cupboard with shower room (2m²): parquet flooring, washbasin, shower (to be redone)
- WC (1m²): parquet flooring
- 2 attic roomsparquet flooring
- 2 rooms (2 x 11m²)parquet flooring
- Outside
- Enclosed garden to the front and rear, terrace on 2 sides

Común

Dormitorios:	5
Baños:	2
Pies cuadrados terminados:	181 m ²
Tamaño del lote:	1073 m ²
Floor Number:	1

Room details

Total rooms:	7
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Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/h_7Lg-oldD8
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Contact information

IMLIX ID:	IX8.589.587
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