



## Charming Stone House with Outbuildings and Enclosed Courtyard [?] Near Sauze-Vaussais - €118270



### Information de l'agent

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Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 138,788.44

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Indicatif régional:	79190
Soumis:	15/07/2025

### Description:

Charming Stone House with Outbuildings and Enclosed Courtyard [?] Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard. Sanitation system verified and up to standards.

### On the ground floor:

Entrance (8 m2) [?] stone tile flooring

Spacious kitchen / dining room (39 m2) [?] tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) [?] laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) [?] laminate flooring, sink, WC, velux window

Utility room (15 m2) [?] tiled floor

### On the first floor:

Landing (4 m2) [?] carpet

Separate WC (1 m2) [?] linoleum

Master bedroom (18 m2) [?] laminate flooring, with a private bathroom (10 m2) [?] Carpet, bathtub, hand



basin

Second bedroom (18 m2) ☑ laminate flooring

Exterior:

Attached barn (150 m2)

Stone-built stable (62 m2) with attic space

Workshop (22 m2)

Open-fronted hangar (24 m2)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m2) ☑ perfect for shaded parking for up to 3 vehicles

Plot of land ☑ ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m2

Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

## Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	154 m <sup>2</sup>
Dimesions du lot:	1940 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Nombre de pieds carrés:	1
Orientation:	W

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://youtu.be/45IQ4nhXlu0">https://youtu.be/45IQ4nhXlu0</a>
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## Contact information

IMLIX ID:	IX7.344.803
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