



## Beautifully Presented 3 - 4 Bedroomed House With A Covered Pool - €249,950



### Information de l'agent

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Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 290,046.8

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Indicatif régional:	79190
Soumis:	18/03/2025

#### Description:

Well-maintained 3 - 4 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m<sup>2</sup>. Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar and small shop in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

The master bedroom could be reinstated as 2 bedrooms, therefore making this a 4 bedroomed property.

#### Ground floor :-

Large conservatory (25m<sup>2</sup>) opening into the lounge

Kitchen (13m<sup>2</sup>) equipped with an electric oven and hob. Island (which is moveable). Tiled floor

Living room (34m<sup>2</sup>) A cosy room with direct access into the conservatory, and views down the garden.

Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m<sup>2</sup>) Bath, handbasin and wc. Tiled floor.

WC (1.75m<sup>2</sup>)



Storeroom (4m2) with the hot water tank

Office/utility room (22m2) Tiled floor. French windows to the front and a staircase to the 3rd bedroom

Upstairs :-

Landing (7.5m2)

Master bedroom (22m2) with windows to the front and back. Wooden floor

Bedroom 2 (9m2) Wooden floor

Shower room (3m2) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m2 (low beam)

Outside :

Mature garden

Patio area

Covered pool

Barn/garage

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	174 m <sup>2</sup>
Dimesions du lot:	1500 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Nombre de pieds carrés:	1
Orientation:	SE

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/>

## Contact information

IMLIX ID: IX7.344.877



IMLIX

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