



## Pretty Charentais Cottage with 4 Bedrooms and Garden 10 Minutes from Sauze Vaussais - €119200



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 139,879.78

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Indicatif régional:	79190
Soumis:	17/07/2025

#### Description:

Bright and sunny Charentais cottage with 4 bedrooms and enclosed gardens plus several outbuildings for storage or conversion into further living space. In a peaceful setting but just 10 minutes from Sauze Vaussais and all its shops and commerce, this pretty house has lots of potential. With a large living room, kitchen and two bedrooms downstairs, plus a further two bedrooms upstairs and a convertible attic. With a little refreshing, this property could become a lovely country residence. Close to shops and schools, it is perfectly situated for a large family.

#### Ground Floor

Kitchen : 14,08m<sup>2</sup>, tiled floor

Living Room : 25,14m<sup>2</sup>, flagstones, fireplace and access to the adjoining large barn

Hallway : 2,98m<sup>2</sup>, tiled floor

WC : 1,90m<sup>2</sup>, tiled floor

Bathroom : 4,6m<sup>2</sup>, tiled floor

Bedroom 1 : 13,77m<sup>2</sup>, parquet

Bedroom 2 : 12,67m<sup>2</sup>, parquet

#### Upstairs

Landing : 8m<sup>2</sup>, carpet



Bedroom 3 : 11,62m2, carpet  
Bedroom 4 : 11,62m2, carpet  
Convertible Attic : 59,56m2, floorboards  
Outside  
Barn 100m2  
Workshop  
Small outbuildings  
Enclosed Garden 1584m2  
Well

## Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	120 m <sup>2</sup>
Dimesions du lot:	1584 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
--------------	---

## Building details

Nombre de pieds carrés:	1
Orientation:	S

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://youtu.be/ooslltmsjyU">https://youtu.be/ooslltmsjyU</a>
-------------------	---

## Contact information

IMLIX ID:	IX7.344.891
-----------	-------------

