



## listing



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 327,404.38

#### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Sauze-Vaussais  
Soumis: 26/08/2025

#### Description:

As you approach via the impressive gravel driveway, you're welcomed into a peaceful and charming courtyard, where the only sounds are birdsong and the rustle of leaves. This stunning property comprises two beautifully renovated stone houses. Together, they offer a total of 7 bedrooms, 2 spacious lounge/dining rooms, and 2 fully equipped kitchen-dining areas, providing a combined living space of 288m<sup>2</sup>. Currently run as a gites (a future owner would need to obtain necessary permission and appropriate business registration). Each house enjoys its own private enclosed garden, perfect for outdoor dining or quiet relaxation. In addition, there is a generous expanse of land measuring 6,763m<sup>2</sup>, including two attractive enclosed gardens and a large open area ideal for a variety of uses. Across the courtyard, you'll find a collection of charming barns. One of these offers excellent potential to be converted into a studio, guesthouse, or gîte (subject to necessary permissions). This is a rare opportunity to own a truly versatile and character-filled estate, perfect for multi-generational living, a holiday rental business or simply a peaceful countryside retreat. Viewing is essential to fully appreciate everything this exceptional property has to offer. Price including agency fees : 283 550 € Price excluding agency fees : 265 000 € Buyer commission, tax included: 7%

#### Commun

Chambres: 8  
Salle de bains: 5  
Pied carré fini: 288 m<sup>2</sup>  
Dimensions du lot: 6763 m<sup>2</sup>



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T9946/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9946/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi81451

