



## 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 269,493.06

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Soumis:	12/01/2026

### Description:

Beautiful country house with three bedrooms and a mezzanine, located in a peaceful hamlet just five minutes from the town of Sauzé-Vaussais, where you will find all essential amenities. The property sits on a lovely enclosed parcel of land and includes a garage, a wood shed, and a laundry/storage room. Fully renovated, it offers great versatility, including the potential for four bedrooms. On the ground floor, the house features a spacious equipped kitchen and dining area with a cozy sitting corner, a stage room, a bedroom, and a generous living room with a wood burner and a mezzanine. The mezzanine offers additional space that can easily serve as a guest bedroom. The first floor offers two bright and airy en suite bedrooms with charming slanted ceilings. The ground floor benefits from gas central heating, while the first floor is equipped with electric radiators. This delightful property is ideal as either a primary residence or a holiday home, offering the perfect balance of comfort, tranquility, and proximity to amenities. Don't miss this opportunity — book your viewing today. Price including agency fees : 233 600 € Price excluding agency fees : 218 318 € Buyer commission, tax included: 7%

### Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	151 m <sup>2</sup>
Dimesions du lot:	1312 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T11034/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11034/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bvi83695

