



## 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 88,831.19

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Soumis:	03/03/2026

### Description:

This charming character property is ideally located in the heart of Sauzé-Vaussais, with a bakery just around the corner and shops and amenities all within easy walking distance. On the ground floor, the property comprises a spacious kitchen with room for a dining table, a cosy living room featuring a fireplace, a versatile room that could be used as a study or additional bedroom, as well as a shower room and separate WC. The first floor offers two comfortable bedrooms and an additional WC. The loft space is partially convertible (subject to necessary permissions), providing potential for further bedrooms if required, or it can serve as excellent storage space. Attached to the property is a large barn with a mezzanine level, generous enough to accommodate both a garage and a workshop. Outside, the walled courtyard creates a private and secure setting, making this an ideal lock-up-and-leave home or a perfect choice for those seeking a low-maintenance property. Don't miss this opportunity — contact us today to arrange a viewing. Price including agency fees : 77 000 € Price excluding agency fees : 77 000 € Buyer commission, tax included: 10%

### Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	83 m <sup>2</sup>
Dimesions du lot:	176 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-T11264/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11264/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi84595

