



## Lovely 3 Bed Country House 10 Minutes from Sauze-Vaussais And Ruffec - €145160



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 167,728.49

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Indicatif régional:	79190
Soumis:	09/03/2026

### Description:

Discover this delightful 3-bedroom, 2-bathroom stone house, perfectly blending character and convenience. The property offers two easy-maintenance courtyards, ideal for relaxing outdoors without the upkeep. Inside, the home is full of authentic charm, featuring exposed stone walls and a striking large fireplace. At the same time, modern upgrades ensure everyday comfort, including a fitted kitchen and double glazing throughout.

The main bedroom is equipped with a reversible heat pump, providing refreshing cooling in summer and efficient heating in winter.

Peacefully situated in a small hamlet between the market towns of Ruffec and Sauze-Vaussais, this property offers the perfect balance of rural tranquility and convenient access to local amenities.

### GROUND FLOOR:

- Entrance hall (3m<sup>2</sup>): tiled flooring
- Living room (40m<sup>2</sup>): tiled flooring, exposed stone, wood burner set in a fabulous fireplace
- Large Kitchen / Diner 39m<sup>2</sup> Tiled floor, exposed stone wall and wood burner
- WC (2m<sup>2</sup>): tiled flooring, washbasin

### FIRST FLOOR:

- Landing (7m<sup>2</sup>): carpet, access to terrace



-Bedroom 1 (19m<sup>2</sup>): carpet, beams, reversible air-to-air heat pump, withEn-Suite Bathroom (6m<sup>2</sup>): painted plywood floor, bath with shower, washbasin, WC, heated towel rail

-Bedroom 2 (16m<sup>2</sup>): carpeted, cupboard, exposed beams

-Bedroom 3 (19m<sup>2</sup>): carpeted, withEn-Suite Bathroom (6m<sup>2</sup>): carpeted, WC, bath with shower, washbasin, water heater

#### EXTERIOR:

-Front courtyard

-Courtyard on the side: space for 1 car

-Covered area

-Workshop (15m<sup>2</sup>): concrete floor, double glazing, raised terrace above

-Laundry room: concrete floor

All on a surface area of 348m<sup>2</sup>

### Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	155 m <sup>2</sup>
Dimesions du lot:	348 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms:	5
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### Building details

Nombre de pieds carrés:	1
Orientation:	W

### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL: <https://youtu.be/lRAh5sJgPiI>

### Contact information

IMLIX ID: IX8.256.869

