



2 Bedroom Stone Property in a Peaceful Location - €96770



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: | https://tic-ruffec.com |

Détails de l'annonce

| | |
|--------------|----------------|
| Propriété à: | Vendre |
| Prix: | USD 113,645.67 |

Location

| | |
|-----------------------|--------------------|
| Pays: | France |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville: | Sauze-Vaussais |
| Indicatif régional: | 79190 |
| Soumis: | 27/03/2026 |

Description:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room—ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop—perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

GROUND FLOOR:

Hallway (2.7m²): Tiled floor

Kitchen (14.9m²): Tiled floor, boiler, wood-burning stove



Living room (25.09m²): Parquet flooring
Bedroom (13.72m²): Parquet flooring
Bedroom (14.22m²): Parquet flooring
Shower room (2.93m²): Parquet flooring, shower, washbasin
Toilet (1.34m²): Tiled floor
Veranda: Concrete floor
Hallway (1.1m²)
Laundry room/summer kitchen: Concrete floor
Wine cellar

OUTSIDE:

Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)
Set on 1588m²

Commun

| | |
|-------------------|---------------------|
| Chambres: | 2 |
| Salle de bains: | 1 |
| Pied carré fini: | 76 m ² |
| Dimesions du lot: | 1588 m ² |
| Floor Number: | 1 |

Room details

| | |
|--------------|---|
| Total rooms: | 3 |
|--------------|---|

Building details

| | |
|-------------------------|---|
| Nombre de pieds carrés: | 1 |
| Orientation: | S |

Lease terms

Date Available:

Information additionnelle

| | |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | https://youtu.be/u5v0kK2EOV0 |
|-------------------|-------------------------------------------------------------------------|

Contact information

| | |
|-----------|-------------|
| IMLIX ID: | IX8.286.391 |
|-----------|-------------|



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

