



## Charming 19th-Century Longere with Heated Pool and 4 Bedrooms - €223400



### Information de l'agent

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Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 262,157.24

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Indicatif régional:	79190
Soumis:	21/04/2026

### Description:

A beautiful detached 19th-century longere offering 4 bedrooms and 3 bathrooms, located in a small hamlet ideally situated between the towns of Sauze-Vaussais and Ruffec, with easy access to the N10 for routes to Poitiers, Angoulême, Niort, and Limoges.

The property benefits from oil-fired central heating, double glazing (except in one bedroom), and a compliant drainage system.

Outside, there is a heated swimming pool (9m x 4m), a fully enclosed garden, and a superb covered terrace with a summer kitchen perfect for outdoor dining during the warmer months.

### GROUND FLOOR:

Entrance hall (1.86 m<sup>2</sup>, tiled floor) Living room (28.65 m<sup>2</sup>, tiled floor, wood-burning stove, exposed beams) Dining room (19.74 m<sup>2</sup>, wooden floor) Kitchen (18.71 m<sup>2</sup>, tiled floor, Aga style cooker and extractor hood included) Hallway (2.39 m<sup>2</sup>, tiled floor) Bathroom (7.21 m<sup>2</sup>, tiled floor, bath, WC, washbasin, shower) Bedroom (12.25 m<sup>2</sup>, tiled floor) Bedroom (18.28 m<sup>2</sup>, wooden floor) Utility room/Dressing (4.1 m<sup>2</sup>, tiled floor, skylight)

### FIRST FLOOR:

Landing (4.03 m<sup>2</sup>, carpet, skylight with blind) Bedroom (16.48 m<sup>2</sup>, carpet) with en-suite shower room (3.17 m<sup>2</sup>, tiled floor, WC, washbasin, shower) Bedroom (23.73 m<sup>2</sup>, carpet) with en-suite shower room



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(3.76 m2, laminate flooring, WC, washbasin, shower, skylight with blind)

**OUTSIDE:**

Gravelled courtyard to the front, enclosed garden, heated swimming pool (9m x 4m) Beautiful covered terrace with summer kitchen and a second wooden terrace Wooden garden shed, boiler room, workshop with upper floor, storage building with upper floor, rainwater collection tank. All on 1609m2

**Commun**

Chambres:	4
Salle de bains:	3
Pied carré fini:	166 m <sup>2</sup>
Dimesions du lot:	1609 m <sup>2</sup>
Floor Number:	1

**Room details**

Total rooms:	6
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**Building details**

Nombre de pieds carrés:	1
Orientation:	S

**Lease terms**

Date Available:

**Information additionnelle**

Virtual tour URL: <https://youtu.be/MT4JyCXbSsI>

**Contact information**

IMLIX ID: IX8.409.145

