



## A Beautiful Detached House Between Ruffec and Sauze-Vaussais - €150530



### Information de l'agent

Nom:	Christophe GUAY
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Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 171,626.4

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Indicatif régional:	16240
Soumis:	16/06/2026

#### Description:

Attractive 5-bedroom bungalow with large basement and first floor, set in attractive, fenced grounds with some shade. The house is in good general condition but the decoration, sanitation, windows and electrics is a little 'tired' and needs to be brought up to date. The previous owner was a joiner and the woodwork (parquet flooring, staircases etc) was custom-built by him, which gives the house undeniable charm. The property is located in a small, quiet village on the edge of the Deux-Sevres region, 5 minutes from Sauze-Vaussais and 10 minutes from Ruffec (there is a bakery and a small restaurant in the village).

#### Basement

- Room (14m<sup>2</sup>): tiled floor
- Study (12m<sup>2</sup>): tiled floor, door leading outside
- Garage (50m<sup>2</sup>): concrete, space for 2 cars in a row
- Boiler room (16m<sup>2</sup>): tiled floor, oil and wood boiler
- Pantry 11m<sup>2</sup> concrete floor

#### Ground floor

- Entrance hall (5m<sup>2</sup>): tiled floor
- Fitted kitchen (16m<sup>2</sup>): tiled floor, patio doors onto terrace
- Living room (31m<sup>2</sup>): parquet flooring, 2 patio doors opening onto terrace



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- Hallway (8m<sup>2</sup>) tiled floor
  - Bedroom 1 (16m<sup>2</sup>): tiled floor, 2 patio doors opening onto terrace (former hairdresser's salon)
  - Bedroom 2 (11m<sup>2</sup>): parquet flooring
  - Bedroom 3 (13m<sup>2</sup>): parquet flooring
  - WC (2m<sup>2</sup>): tiled floor
  - Shower room (5m<sup>2</sup>): tiled floor, shower, bidet, washbasin
- 1st floor
- Landing (8m<sup>2</sup>): parquet flooring
  - Bedroom 4 (15m<sup>2</sup>): parquet floor, wardrobe
  - Bedroom 5 (15m<sup>2</sup>) parquet flooring, cupboard with shower room (2m<sup>2</sup>): parquet flooring, washbasin, shower (to be redone)
  - WC (1m<sup>2</sup>): parquet flooring
  - 2 attic roomsparquet flooring
  - 2 rooms (2 x 11m<sup>2</sup>)parquet flooring
- Outside
- Enclosed garden to the front and rear, terrace on 2 sides

## Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	181 m <sup>2</sup>
Dimesions du lot:	1073 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	7
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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/h\\_7Lg-oldD8](https://youtu.be/h_7Lg-oldD8)

## Contact information

IMLIX ID: IX8.589.587



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