



2 Independent Properties Offering Versatility And Business Potential - €199,950



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
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 224,837.36

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Indicatif régional:	79190
Soumis:	28/09/2026

Description:

Two independent houses, each with its own water and electricity meters. Located in a small hamlet but with quick access to the towns of Ruffec and Sauze-Vaussais, offering all amenities, schools, etc. Set on a total plot of 5,017 m².

Main House (No. 2)

Ground Floor

Fitted kitchen (21 m²): laminate flooring Dining room (17 m²): wood flooring Living room (27 m²): wood flooring, wood-burning stove Hall (3 m²): laminate flooring; WC (1 m²): laminate flooring

First Floor

Bedroom (16 m²): laminate flooring; includes a 3 m² hall and a 9 m² room to be finished (wood flooring) potential for a bathroom or dressing room Bedroom (16 m²): laminate flooring Bedroom (16 m²): laminate flooring Landing (9 m²): wood flooring Bathroom (5 m²): tiled floor, WC, washbasin, bathtub with shower

Exterior

Barn (45 m²) with mezzanine, open hangar (45 m²), boiler room, a well, cellar, enclosed garden with two entrances, and a separate plot of land opposite (1,745 m²)

Second House (No. 4)



Ground Floor

Fitted kitchen/dining room (30 m2): wood flooring, wood-burning stove (cellar underneath) Living room (21 m2): wood flooring, wood-burning stove, exposed stone

First Floor

Landing (6 m2): wood flooring Bedroom (9 m2): wood flooring Bedroom (19 m2): wood flooring Shower room (4 m2): tiled floor, shower, washbasin, WC, Velux window

Exterior

Covered terrace, barn (100 m2), two storage rooms, garden. Set on an adjoining plot of 3,272 m2 plus a separate plot opposite (1,745 m2)

Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	225 m ²
Dimesions du lot:	5017 m ²
Floor Number:	1

Room details

Total rooms:	9
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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/Df2Gk6or39I>

Contact information

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