



Charming Stone House with Outbuildings and Enclosed Courtyard 🏡 Near Sauze-Vaussais - €118270



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 138,788.44

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	79190
Feladta:	2025. 07. 15.

Leírás:

Charming Stone House with Outbuildings and Enclosed Courtyard 🏡 Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard. Sanitation system verified and up to standards.

On the ground floor:

Entrance (8 m2) 🏡 stone tile flooring

Spacious kitchen / dining room (39 m2) 🏡 tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) 🏡 laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) 🏡 laminate flooring, sink, WC, velux window

Utility room (15 m2) 🏡 tiled floor

On the first floor:

Landing (4 m2) 🏡 carpet

Separate WC (1 m2) 🏡 linoleum

Master bedroom (18 m2) 🏡 laminate flooring, with a private bathroom (10 m2) 🏡 Carpet, bathtub, hand basin



Second bedroom (18 m²) ☑ laminate flooring

Exterior:

Attached barn (150 m²)

Stone-built stable (62 m²) with attic space

Workshop (22 m²)

Open-fronted hangar (24 m²)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m²) ☑ perfect for shaded parking for up to 3 vehicles

Plot of land ☑ ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m²

Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

Gyakori

Hálósobák:	2
Fürdőszobák:	2
Kész négyzetméter:	154 nm
Telekméret:	1940 nm
Floor Number:	1

Room details

Total rooms:	5
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Building details

Emeletek száma:	1
Orientation:	W

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/45IQ4nhXlu0>

Contact information

IMLIX ID: IX7.344.803



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