



Beautifully Presented 3 - 4 Bedroomed House With A Covered Pool - €249,950



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 293,675.71

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	79190
Feladta:	2025. 03. 18.

Leírás:

Well-maintained 3 - 4 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m2. Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar and small shop in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

The master bedroom could be reinstated as 2 bedrooms, therefore making this a 4 bedroomed property.

Ground floor :-

Large conservatory (25m2) opening into the lounge

Kitchen (13m2) equipped with an electric oven and hob. Island (which is moveable). Tiled floor

Living room (34m2) A cosy room with direct access into the conservatory, and views down the garden.

Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m2) Bath, handbasin and wc. Tiled floor.

WC (1.75m2)

Storeroom (4m2) with the hot water tank



Office/utility room (22m2) Tiled floor. French windows to the front and a staircase to the 3rd bedroom

Upstairs :-

Landing (7.5m2)

Master bedroom (22m2) with windows to the front and back. Wooden floor

Bedroom 2 (9m2) Wooden floor

Shower room (3m2) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m2 (low beam)

Outside :

Mature garden

Patio area

Covered pool

Barn/garage

Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	174 nm
Telekméret:	1500 nm
Floor Number:	1

Room details

Total rooms:	6
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Building details

Emeletek száma:	1
Orientation:	SE

Lease terms

Date Available:

További információ

Virtual tour URL:	https://youtu.be/
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Contact information

IMLIX ID:	IX7.344.877
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