



Superb Detached 5 Bedroomed Stone Property With A Heated Pool - €445,000



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 520,637.89

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	79190
Feladta:	2025. 10. 09.

Leírás:

Beautiful detached character stone property, renovated to a high standard, with 5 bedrooms and 4 bathrooms (2 of which are en-suite) and a heated pool, situated in a quiet location only 5km from main commerce, less than an hour to Poitiers airport, and 15 minutes to a train station.

The property sits in a lovely plot of over 3000m², with a large courtyard area to the front which has space for parking several cars, and at the rear, a covered terrace and garden overlooking fields.

Recent improvements include double-glazing throughout, a new drainage system installed this year conforming to current requirements, an electric vehicle charging point, solar heated water system, and air conditioning. The property also has an oil-fired central heating system, wood-burner and pellet burner, and can be sold with some of the contents.

This lovely property is suitable either as a family home, or even as a second home as all you have to do is unpack your bags and enjoy!

In detail it comprises :-

Ground Floor (tiled flooring) :-

Entrance hall (17m²) with a mezzanine landing above

Fitted kitchen (20m²) with a range of base and wall units, beamed ceiling, and French windows to the covered terrace.

Dining-room (26m²) Beams and exposed stone. French windows to the courtyard



Lounge (32m²) Beams. Pellet burner, and French windows to the courtyard
Utility room (12m² overall) with a wc and pantry cupboard, and French windows to the garden
Office (6m²)
Shower room (6.5m²) Shower, handbasin, wc
Games room/gym (21m²) Exposed stone walls. Door to the garage
Upstairs (wooden flooring) :-
Mezzanine landing
Master bedroom (32m²) with exposed stone walls and beams. Air conditioning unit, and en-suite shower room with shower, handbasin and wc
Dressing room (potential 5th bedroom) (26m²) directly off the master bedroom and also accessed from the mezzanine
Bedroom 2 (16.5m²) Exposed stone walls and beams with an en-suite shower room with a shower, handbasin and wc
Bedroom 3 (24m²) Exposed stone walls and beams
Bedroom 4 (16m²) Exposed stone walls and beams
Bathroom (8m²) Bath, handbasin, shower and wc. Exposed stone and beams
Outside :-
Large courtyard with 2 entrances
Garden to the rear with fruit trees and a fabulous large covered terrace for outdoor dining
Separate pool area with a heated 10 x 5 in-ground pool, pool house, and a music and lighting system
Garage (room for 1 small car)
Boiler room and wood store

Gyakori

Hálósobák:	5
Fürdőszobák:	4
Kész négyzetméter:	305 nm
Telekméret:	3390 nm
Floor Number:	1

Room details

Total rooms:	10
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Building details

Emeletek száma:	1
Orientation:	SW

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/cjWxwTBky1o>

Contact information

IMLIX ID: IX7.682.796



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