



Beautifully-Presented Village Property With A Gite - €168,000



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 193,154.41

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Írányítószám:	79190
Feladta:	2025. 10. 18.

Leírás:

Nicely-presented 2 bedroomed property with a 2 bedroomed gite/annexe (attached but with independant access) which is ideal for anyone looking for the possibility of rental income, or just a separate space for visiting family and friends. The gite could also be joined in to the main house to create a larger family home.

The property has a lovely garden with fruit trees and room for a vegetable patch, and all the commerce you need on a daily basis, as well good access to road and rail networks and airports, giving you the best of both worlds! It also has a large barn and so would appeal to someone who has several cars or requires space for a workshop, or to park a motorhome under cover.

There is double-glazing throughout the property, mains drains, and fibre for the internet. Heating is by way of a pellet burner and supplementary electric radiators.

In detail the proeprty comprises :-

Main house

Ground floor :-

Entrance

Kitchen (20m2) Fitted with a range of base and wall units and with an island, integrated gas hob and electric oven. Laminate floor.

Dining-room (15m2). Tiled floor. Cupboard housing the hot water tank.



Lounge (29m²). Laminate flooring. Fireplace with a pellet burner. Beams and exposed stone.

Shower room (3m²) with a WC, handbasin and heated towel-rail

Access to the cellar

Upstairs :

Landing 2.5m²

Bedroom 1 (16m²) Wooden floor

Bedroom 2 (20m²) Wooden floor

Shower room (4m²) with WC and vanity unit

Access to the attic : (18m²) Potential for another bedroom

Outside :

Long driveway leading to a large barn (approx. 125m²) with electrics, and including a workshop (14m²) and another room (14m²). The barn has space to park several cars and enough height for a motorhome.

BBQ area and enclosed garden with a shed and fruit trees (peach, kiwi, fig)

Gite

Ground floor :

Open plan kitchen/lounge/dining-room (30m²). Door to the courtyard

Office (13.5m²)

Upstairs:-

Landing

Bedroom 1 (14m²) Laminate floor

Bedroom 2 (18m²) Laminate floor

Shower room (5m²) with WC and double vanity unit

Access to the attic/roof space (not convertible)

Outside : Private courtyard area

(The gite furniture may be available to purchase)

Gyakori

Hálósobák:	4
Fürdőszobák:	3
Kész négyzetméter:	202 nm
Telekméret:	1080 nm
Floor Number:	1

Room details

Total rooms:	9
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Building details

Emeletek száma:	1
Orientation:	SE

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.725.466
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