



## Beautiful 5-Bedroom Stone House For Sale near Sauze-Vaussais - €259,950



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 305,048.23

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	79190
Feladta:	2026. 03. 23.

### Leírás:

Beautiful 5-Bedroom Stone House near Sauze-Vaussais

Nestled in a peaceful hamlet just a short drive from Sauze-Vaussais, this charming stone house offers a perfect blend of rustic character and modern comfort. With 5 spacious bedrooms—two conveniently located on the ground floor—it's an ideal home for a large family or those who enjoy having guests. Hidden behind a private gate, you'll find a lovely flower-filled courtyard, a welcoming terrace, and a beautifully maintained garden bordered by hedges—an oasis of tranquility.

Inside, original stone walls and exposed beams give the house authentic charm, while modern features ensure year-round comfort: pellet central heating, double glazing, and recently updated roof and sanitation system.

A wonderful opportunity to enjoy the charm of the French countryside without sacrificing comfort or convenience.

### Ground Floor:

- Fitted kitchen ☐ 16 m2 (tiled floor, exposed stone walls)
- Utility room ☐ 11 m2 (tiled floor, pellet boiler)
- Spacious living room ☐ 50 m2 (wood flooring, wood-burning stove)
- Entrance hall ☐ 25 m2 (tiled floor, stone walls)
- WC ☐ 2 m2 (tiled floor, sink, stone walls)



Bedroom 1 ☞ 26 m2 (wood floor, stone walls) with en-suite shower room (2 m2, Italian-style shower)

Bedroom 2 ☞ 23 m2 (wood floor, stone walls)

First Floor:

Landing ☞ 18 m2 (wood flooring, Velux skylight)

Bedroom 3 ☞ 13 m2 (wood flooring, Velux skylight)

Dressing Room ☞ 7 m2 (wood flooring)

Bedroom 4 ☞ 30 m2 (wood flooring, exposed beams) with private bathroom (16 m2, WC, sink, bathtub, beams, stone walls)

Bedroom 5 ☞ 26 m2 (laminated flooring, beams, Velux skylight) with Dressing Room (3 m2) and private bathroom (5 m2, laminated flooring, WC, sink, bathtub with shower, beams)

Exterior:

A private flower-filled courtyard

A stone barn of approx. 100 m2 (with space for a camper van)

A fenced garden, a well

A 40 m2 hangar ideal for shady parking

A storage room housing a 5-ton pellet silo

Built: 1897

## Gyakori

Hálósobák: 5

Fürdőszobák: 3

Kész négyzetméter: 273 nm

Telekméret: 1578 nm

Floor Number: 1

## Room details

Total rooms: 6

## Building details

Emeletek száma: 1

Orientation: SW

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://youtu.be/gvKSA22uBmE>

## Contact information

IMLIX ID: IX8.286.389



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