



## 2 Bedroom Stone Property in a Peaceful Location - €96770



### 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 113,558.44

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	79190
Feladta:	2026. 03. 27.

#### Leírás:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room – ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop – perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

#### GROUND FLOOR:

Hallway (2.7m<sup>2</sup>): Tiled floor

Kitchen (14.9m<sup>2</sup>): Tiled floor, boiler, wood-burning stove

Living room (25.09m<sup>2</sup>): Parquet flooring



Bedroom (13.72m<sup>2</sup>): Parquet flooring  
Bedroom (14.22m<sup>2</sup>): Parquet flooring  
Shower room (2.93m<sup>2</sup>): Parquet flooring, shower, washbasin  
Toilet (1.34m<sup>2</sup>): Tiled floor  
Veranda: Concrete floor  
Hallway (1.1m<sup>2</sup>)  
Laundry room/summer kitchen: Concrete floor  
Wine cellar

#### OUTSIDE:

Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)  
Set on 1588m<sup>2</sup>

### Gyakori

Hálósobák:	2
Fürdőszobák:	1
Kész négyzetméter:	76 nm
Telekméret:	1588 nm
Floor Number:	1

### Room details

Total rooms: 3

### Building details

Emeletek száma: 1  
Orientation: S

### Lease terms

Date Available:

### További információ

Virtual tour URL: <https://youtu.be/u5v0kK2EOV0>

### Contact information

IMLIX ID: IX8.286.391

