



## Traditional Detached Stone Farmhouse With A Pool - €258,500



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 302,437.96

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	79190
Feladta:	2026. 04. 13.

### Leírás:

Traditional detached south-facing stone farmhouse with 4 bedrooms, attached barns, an in-ground pool and a lovely garden with fruit trees and a boules court, all on a plot of 3450m<sup>2</sup>.

The property is in a small hamlet in a rural location, but not isolated. It is only 8km from main commerce and is within easy reach of other local market towns, as well as larger towns and rail and motorway links. The kitchen has a fabulous flagstone floor and there is an abundance of character throughout the house. The property benefits from a gas central heating system, and wood burners in both the kitchen and lounge.

### Ground floor:-

Entrance hall (5.5m<sup>2</sup>) Tiled floor.

Bathroom/utility room (17.5m<sup>2</sup>) Bath, basin, wc. Heated towel-rail. Beams. Plumbing for washing-machine

Fitted Kitchen-diner (40m<sup>2</sup>) Flagstone floor. Beams. Fireplace with wood burner. Door to the front.

Lounge/dining-room (40m<sup>2</sup>) Wooden floor. Beams. Fireplace with wood burner

### First floor:-

Landing/sitting room 25m<sup>2</sup>

Bedroom 1 (17m<sup>2</sup>) Parquet. Velux. Stone walls. Beams.

Bedroom 2 (16m<sup>2</sup>) Parquet. Velux. Stone walls. Beams



Bedroom 3 (21m<sup>2</sup>) Parquet. Velux. Stone walls. Beams  
Bedroom 4 (14m<sup>2</sup>) Laminate floor. Beam. Stone walls. En-suite shower room (4.5m<sup>2</sup>) Tiled floor.  
Shower. WC. Basin. Beam/stone walls. Velux  
Shower room (4.5m<sup>2</sup>) Tiles floor. Shower. Basin. WC. Stone walls. Velux. Heated towel rail.

Outside:-

A double-gated entrance leads into a large courtyard/garden with mature shrubs and trees, and a covered terrace

Barns (1) 40m<sup>2</sup> (with pool equipment) and (2) 76m<sup>2</sup>, both with access to the rear garden

Small outbuildings/log store (10.5m<sup>2</sup> and 38m<sup>2</sup>)

Underground water citerne with a pump (ideal for watering the garden)

Lovely mature garden to the rear with fruit trees (fig, peach, apple, walnut), a petanque court and 2nd gated entrance

In-ground chlorine pool (10m x 4m/depth 1m  $\square$  2m)

2nd covered terrace, ideal for outdoor dining, with an old bread oven

## Gyakori

Hálósobák:	4
Fürdőszobák:	3
Kész négyzetméter:	203 nm
Telekméret:	3450 nm
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Emeletek száma:	1
Orientation:	S

## Lease terms

Date Available:

## További információ

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

## Contact information

IMLIX ID: IX8.384.829



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