



## A Beautiful Detached House Between Ruffec and Sauze-Vaussais - €150530



### 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 171,626.4

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	16240
Feladta:	2026. 06. 16.

### Leírás:

Attractive 5-bedroom bungalow with large basement and first floor, set in attractive, fenced grounds with some shade. The house is in good general condition but the decoration, sanitation, windows and electrics is a little 'tired' and needs to be brought up to date. The previous owner was a joiner and the woodwork (parquet flooring, staircases etc) was custom-built by him, which gives the house undeniable charm. The property is located in a small, quiet village on the edge of the Deux-Sevres region, 5 minutes from Sauze-Vaussais and 10 minutes from Ruffec (there is a bakery and a small restaurant in the village).

### Basement

- Room (14m<sup>2</sup>): tiled floor
- Study (12m<sup>2</sup>): tiled floor, door leading outside
- Garage (50m<sup>2</sup>): concrete, space for 2 cars in a row
- Boiler room (16m<sup>2</sup>): tiled floor, oil and wood boiler
- Pantry 11m<sup>2</sup> concrete floor

### Ground floor

- Entrance hall (5m<sup>2</sup>): tiled floor
- Fitted kitchen (16m<sup>2</sup>): tiled floor, patio doors onto terrace
- Living room (31m<sup>2</sup>): parquet flooring, 2 patio doors opening onto terrace
- Hallway (8m<sup>2</sup>) tiled floor



- 
- Bedroom 1 (16m<sup>2</sup>): tiled floor, 2 patio doors opening onto terrace (former hairdresser's salon)
  - Bedroom 2 (11m<sup>2</sup>): parquet flooring
  - Bedroom 3 (13m<sup>2</sup>): parquet flooring
  - WC (2m<sup>2</sup>): tiled floor
  - Shower room (5m<sup>2</sup>): tiled floor, shower, bidet, washbasin
- 1st floor
- Landing (8m<sup>2</sup>): parquet flooring
  - Bedroom 4 (15m<sup>2</sup>): parquet floor, wardrobe
  - Bedroom 5 (15m<sup>2</sup>) parquet flooring, cupboard with shower room (2m<sup>2</sup>): parquet flooring, washbasin, shower (to be redone)
  - WC (1m<sup>2</sup>): parquet flooring
  - 2 attic roomsparquet flooring
  - 2 rooms (2 x 11m<sup>2</sup>)parquet flooring
- Outside
- Enclosed garden to the front and rear, terrace on 2 sides

## Gyakori

Hálósobák:	5
Fürdőszobák:	2
Kész négyzetméter:	181 nm
Telekméret:	1073 nm
Floor Number:	1

## Room details

Total rooms:	7
--------------	---

## Building details

Emeletek száma:	1
Orientation:	S

## Lease terms

Date Available:

## További információ

Virtual tour URL: [https://youtu.be/h\\_7Lg-oldD8](https://youtu.be/h_7Lg-oldD8)

## Contact information

IMLIX ID: IX8.589.587



IMLIX

IMLIX ingatlanpiac  
<https://www.imlix.com/hu/>

---

