



Lovely Country 4-Bedroom Home in Loubille - Exclusive to TIC IMMOBILIER - €175530



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 200,227.72

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sauze-Vaussais
Irányítószám:	79110
Feladta:	2026. 07. 06.
Leírás:	

This lovely 4-bedroom country home, situated in the village of Loubille, has an excellent energy rating (DPE) of C thanks to the heat pump, which supplies the radiators, solar panels for hot water, double glazing, and insulation works carried out. You can equally enjoy a cosy evening beside the wood burner in the living room, or the second wood burner in the dining room. The three bedrooms in the main part of the house are all generously sized, and the bedroom suite above the garage with its private bathroom is perfect for guests.

The garage has direct access to dining room 1. There is also a lean-to next to the garage with space to park a camping-car, as well as a detached workshop with the mezzanine, perfect for those keen on DIY or as a storage space.

Outside, the enclosed garden has a lovely terrace where you can spend a relaxing moment with friends and family.

With no renovation works required, and the added bonus of being connected to mains drains, this property is ideal for a family or even as a second home.

Book a viewing with us today!

Ground floor:

Living room (20m²): parquet flooring, wood burner, exposed stone
Dining room 1 (18m²): tiled floor
Dining room 2 (15m²): tiled floor, wood burner
Kitchen (9m²): tiled floor, Range Master, fully



fitted, skylightPantry / Boiler room (10m2): tiled floor, boilerToilet (2m2): tiled floor, washbasin, toilet, heated towel rail, skylight

First floor:

Landing (9m2): parquet flooringBedroom (14m2): parquet flooringBathroom (10m2): parquet flooring, freestanding bath, shower, washbasin, toilet, skylightBedroom (19m2): parquet flooringBedroom (15m2): parquet flooring, fitted wardrobe

First floor above garage:(Access via dining room 1)

Bedroom (32m2): wooden floor, exposed stone, skylightShower room (3m2): wooden floor, toilet, shower, washbasin, heated towel rail, exposed stoneAttic insulated with blown-in glass wool

Outside:

TerraceWorkshop (32m2) + mezzanine: electricityGardenGarage: space for 1 car, electricity, concrete floor, utility area, electric doorShed: space for a motorhomeElectric gate

Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	162 nm
Telekméret:	520 nm
Floor Number:	1

Room details

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

Building details

Emeletek száma:	1
Orientation:	SW

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/72e01qB7CXk>

Contact information

IMLIX ID: IX8.681.660

