



## Beautiful Stone House with Swimming Pool, Outbuildings and Garden - €218700

### 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 254,116.23 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Sauze-Vaussais     |
| Irányítószám:          | 79110              |
| Feladta:               | 2026. 09. 05.      |
| Leírás:                |                    |

Discover this superb, beautifully renovated house. Blending the old and the new to perfection, this property comprises a 4-bedroom main house (with ground-floor living), a lovely, completely private garden and numerous outbuildings. Are you planning to run a holiday cottage or guesthouse? By renovating the barns and the large workshop (subject to the necessary planning permission), this dream can become a reality: the layout of this property is ideal, with its two separate entrances, and the property can easily be divided into two to create two private spaces. All the outbuildings have electricity. Heating is provided by state-of-the-art electric radiators, two pellet stoves and two wood-burning inserts. In summer, you can enjoy the outdoors by cooling off in the swimming pool and savouring delicious meals in the summer kitchen.

Situated in a quiet hamlet not far from the amenities of Sauze-Vaussais and Chef-Boutonne, you'll experience a true country lifestyle without cutting yourself off from the world.

A must-see!

Ground floor

Hall (13m<sup>2</sup>) : tiled floor, pellet stove

Bathroom (4m<sup>2</sup>) : tiled floor, bath, washbasin, cupboard housing the water heater

Study/Office (15.5m<sup>2</sup>) : laminate floor, large bay window overlooking the Zen garden

Bedroom 1 (10m<sup>2</sup>): laminate floor



---

Hallway (3.5m<sup>2</sup>): tiled floor, utility area  
Toilet (1m<sup>2</sup>): parquet floor  
Shower room (3m<sup>2</sup>): parquet floor, walk-in shower in brushed concrete, washbasin, toilet  
Fitted kitchen/Dining room (27m<sup>2</sup>): tiled floor, wood-burning insert, cupboard, exposed stonework  
Living room (38m<sup>2</sup>): tiled and parquet flooring, wood-burning insert, pellet stove, exposed stonework  
First floor  
Via the entrance hall  
Mezzanine master suite (25m<sup>2</sup>) with en-suite bathroom (6m<sup>2</sup>) and WC (1m<sup>2</sup>): seagrass flooring, exposed stonework; floating parquet floor, washbasin; floating parquet floor  
Via the living room  
Landing  
Bedroom 3 (23m<sup>2</sup>): parquet floor, skylight, low beam, exposed stonework  
Bedroom 4 (27.5 m<sup>2</sup>): parquet floor, Velux window, exposed stonework  
Workshop (5.5 m<sup>2</sup>): floating parquet floor, Velux window  
Outside  
Summer kitchen with electricity  
Above-ground swimming pool with pump (3 x 4.86) and a depth of 1.20 m  
Small Zen garden  
Barn of 47m<sup>2</sup> with concrete floor and upper storey (access from outside)  
Barn of 42.5m<sup>2</sup> with concrete floor and upper storey (access from outside)  
Workshop of 43m<sup>2</sup> with concrete floor and upper storey (access from outside)  
Garden with two entrances (one electric gate and one manual gate, but with the electrical wiring already in place)  
Vegetable patch and chicken coop  
27m<sup>2</sup> garage with a concrete floor and space for one car  
Small house in need of renovation or 19m<sup>2</sup> workshop with a stone floor and a fireplace

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 4       |
| Fürdőszobák:       | 2       |
| Kész négyzetméter: | 205 nm  |
| Telekméret:        | 1206 nm |
| Floor Number:      | 1       |

## Room details

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

## Building details

|                 |   |
|-----------------|---|
| Emeletek száma: | 1 |
| Orientation:    | S |

## Lease terms

Date Available:

## További információ



# IMLIX

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

---

Virtual tour URL:

<https://youtu.be/dEvI8k7WAZQ>

## **Contact information**

IMLIX ID:

IX8.944.695

