



## Beautiful Rural Stone House with Heated Pool, Spacious Gardens and Fantastic Outbuildings - €191490



### 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:       | EUR 191,490 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Sauze-Vaussais     |
| Irányítószám:          | 79190              |
| Feladta:               | 2026. 09. 18.      |

### Leírás:

Beautiful stone house featuring 4 bedrooms, a heated swimming pool, lovely gardens, and various outbuildings. Ideally situated in a very quiet hamlet, it offers easy access to the N10, providing quick connections to major routes towards Poitiers, Angoulême, Limoges, and Niort. The towns of Civray and Sauze-Entre-Bois offering a full range of shops, as well as primary and secondary schools are just a short drive away.

### GROUND FLOOR

Entrance 7m<sup>2</sup>: Laminate flooring  
Bedroom/Office 9m<sup>2</sup>: Laminate flooring, built-in cupboard (water supply and drainage available)  
Fitted Kitchen 16m<sup>2</sup>: Tiled floor, exposed beams  
Living Room 28m<sup>2</sup>: Original flagstone flooring, exposed beams, wood-burning stove (installed 2 years ago, with heat vents for the kitchen and upstairs)  
Dining Room 27m<sup>2</sup>: Laminate flooring, "Canadian-style" stove, exposed beams  
Utility Room 6m<sup>2</sup>: Tiled floor, French door opening onto the courtyard  
WC 1m<sup>2</sup>: Tiled floor

### UPSTAIRS

Mezzanine/Landing 11m<sup>2</sup>: Laminate flooring, Velux window, sloping ceiling  
Bedroom: Laminate flooring, exposed beam, Velux window, sloping ceiling  
Bedroom 12m<sup>2</sup>: Wood flooring, exposed beam, Velux window, sloping ceiling  
Bathroom 7m<sup>2</sup>: Laminate flooring, WC, shower, double vanity, corner bath, heated towel rail  
Corridor 4m<sup>2</sup>: Laminate flooring  
Bedroom: 12m<sup>2</sup> Wood flooring, Velux window, sloping ceiling, direct access via a spiral staircase from the entrance hall.



## EXTERIOR

Heated swimming pool (4m x 3m) with a wooden decking, lovely covered terrace, and a stone building housing an old bread oven in good condition. A 95 m2 barn featuring a mezzanine and rooftop photovoltaic panels for electricity generation (resale/self-consumption value estimated at around €500 per year). A 25 m2 workshop with a concrete floor. A walled front garden, an enclosed rear courtyard, and an additional large garden/orchard (with vehicle access) of 3,761 m2 behind the barn. (Option to purchase without this additional garden.)

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 4       |
| Fürdőszobák:       | 1       |
| Kész négyzetméter: | 149 nm  |
| Telekméret:        | 4676 nm |
| Floor Number:      | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                 |    |
|-----------------|----|
| Emeletek száma: | 1  |
| Orientation:    | SW |

## Lease terms

Date Available:

## További információ

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

## Contact information

IMLIX ID: IX9.000.507

