



€134400 - Charming Stone House with Outbuildings and Enclosed Courtyard - Near Sauze-Vaussais



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 157,029.17

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Pubblicato:	24/06/2025

Descrizione:

Charming Stone House with Outbuildings and Enclosed Courtyard - Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard.

On the ground floor:

Entrance (8 m2) - stone tile flooring

Spacious kitchen / dining room (39 m2) - tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) - laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) - laminate flooring, sink, WC, velux window



Utility room (15 m2) - tiled floor

On the first floor:

Landing (4 m2) - carpet

Separate WC (1 m2) - linoleum

Master bedroom (18 m2) - laminate flooring, with a private bathroom (10 m2) - Carpet, bathtub, hand basin

Second bedroom (18 m2) - laminate flooring

Exterior:

Attached barn (150 m2)

Stone-built stable (62 m2) with attic space

Workshop (22 m2)

Open-fronted hangar (24 m2)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m2) - perfect for shaded parking for up to 3 vehicles

Plot of land - ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m2



Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	154 mq
Dimensione del lotto:	1.94 mq

Room details

Total rooms:	5
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Utility details

Heating:	Sì
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Building details

Numero di piani:	2
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Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.193.807
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