



Beautifully Presented 3 - 4 Bedroomed House With A Covered Pool - €249,950



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
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 293,675.71

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	18/03/2025

Descrizione:

Well-maintained 3 - 4 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m2. Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar and small shop in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

The master bedroom could be reinstated as 2 bedrooms, therefore making this a 4 bedroomed property.

Ground floor :-

Large conservatory (25m2) opening into the lounge

Kitchen (13m2) equipped with an electric oven and hob. Island (which is moveable). Tiled floor

Living room (34m2) A cosy room with direct access into the conservatory, and views down the garden.

Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m2) Bath, handbasin and wc. Tiled floor.

WC (1.75m2)



Storeroom (4m2) with the hot water tank

Office/utility room (22m2) Tiled floor. French windows to the front and a staircase to the 3rd bedroom

Upstairs :-

Landing (7.5m2)

Master bedroom (22m2) with windows to the front and back. Wooden floor

Bedroom 2 (9m2) Wooden floor

Shower room (3m2) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m2 (low beam)

Outside :

Mature garden

Patio area

Covered pool

Barn/garage

Comune

Camere da letto: 3

Bagni: 2

Finito piedi quadrati: 174 mq

Dimensione del lotto: 1500 mq

Floor Number: 1

Room details

Total rooms: 6

Building details

Numero di piani: 1

Orientation: SE

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX7.344.877



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