#### Mercato Immobiliare IMLIX



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



# Informazioni sull'Agente

Nome: Christophe GUAY
Nome della Agence TIC Ruffec

ditta:

Nazione: France Experience 1985

since:

Tipo di Selling a Property

servizio: 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 289,420.41

## **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)

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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:

## **Contact information**

IMLIX ID: IX7.344.877

