



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:	EUR 249,950

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
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Building details

Numero di piani:	1
Orientation:	SE

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://youtu.be/
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Contact information

IMLIX ID:	IX7.344.877
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