



Pretty Charentais Cottage with 4 Bedrooms and Garden 10 Minutes from Sauze Vaussais - €119200



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 139,879.78

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	17/07/2025

Descrizione:

Bright and sunny Charentais cottage with 4 bedrooms and enclosed gardens plus several outbuildings for storage or conversion into further living space. In a peaceful setting but just 10 minutes from Sauze Vaussais and all its shops and commerce, this pretty house has lots of potential. With a large living room, kitchen and two bedrooms downstairs, plus a further two bedrooms upstairs and a convertible attic. With a little refreshing, this property could become a lovely country residence. Close to shops and schools, it is perfectly situated for a large family.

Ground Floor

Kitchen : 14,08m², tiled floor

Living Room : 25,14m², flagstones, fireplace and access to the adjoining large barn

Hallway : 2,98m², tiled floor

WC : 1,90m², tiled floor

Bathroom : 4,6m², tiled floor

Bedroom 1 : 13,77m², parquet

Bedroom 2 : 12,67m², parquet

Upstairs

Landing : 8m², carpet



Bedroom 3 : 11,62m2, carpet
Bedroom 4 : 11,62m2, carpet
Convertible Attic : 59,56m2, floorboards
Outside
Barn 100m2
Workshop
Small outbuildings
Enclosed Garden 1584m2
Well

Comune

Camere da letto:	4
Bagni:	1
Finito piedi quadrati:	120 mq
Dimensione del lotto:	1584 mq
Floor Number:	1

Room details

Total rooms:	5
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX7.344.891

