



Superb Detached 5 Bedroomed Stone Property With A Heated Pool - €445,000



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 524,818.86

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	09/10/2025

Descrizione:

Beautiful detached character stone property, renovated to a high standard, with 5 bedrooms and 4 bathrooms (2 of which are en-suite) and a heated pool, situated in a quiet location only 5km from main commerce, less than an hour to Poitiers airport, and 15 minutes to a train station.

The property sits in a lovely plot of over 3000m², with a large courtyard area to the front which has space for parking several cars, and at the rear, a covered terrace and garden overlooking fields.

Recent improvements include double-glazing throughout, a new drainage system installed this year conforming to current requirements, an electric vehicle charging point, solar heated water system, and air conditioning. The property also has an oil-fired central heating system, wood-burner and pellet burner, and can be sold with some of the contents.

This lovely property is suitable either as a family home, or even as a second home as all you have to do is unpack your bags and enjoy!

In detail it comprises :-

Ground Floor (tiled flooring) :-

Entrance hall (17m²) with a mezzanine landing above

Fitted kitchen (20m²) with a range of base and wall units, beamed ceiling, and French windows to the covered terrace.



Dining-room (26m2) Beams and exposed stone. French windows to the courtyard
Lounge (32m2) Beams. Pellet burner, and French windows to the courtyard
Utility room (12m2 overall) with a wc and pantry cupboard, and French windows to the garden
Office (6m2)
Shower room (6.5m2) Shower, handbasin, wc
Games room/gym (21m2) Exposed stone walls. Door to the garage
Upstairs (wooden flooring) :-
Mezzanine landing
Master bedroom (32m2) with exposed stone walls and beams. Air conditioning unit, and en-suite shower room with shower, handbasin and wc
Dressing room (potential 5th bedroom) (26m2) directly off the master bedroom and also accessed from the mezzanine
Bedroom 2 (16.5m2) Exposed stone walls and beams with an en-suite shower room with a shower, handbasin and wc
Bedroom 3 (24m2) Exposed stone walls and beams
Bedroom 4 (16m2) Exposed stone walls and beams
Bathroom (8m2) Bath, handbasin, shower and wc. Exposed stone and beams
Outside :-
Large courtyard with 2 entrances
Garden to the rear with fruit trees and a fabulous large covered terrace for outdoor dining
Separate pool area with a heated 10 x 5 in-ground pool, pool house, and a music and lighting system
Garage (room for 1 small car)
Boiler room and wood store

Comune

Camere da letto:	5
Bagni:	4
Finito piedi quadrati:	305 mq
Dimensione del lotto:	3390 mq
Floor Number:	1

Room details

Total rooms:	10
--------------	----

Building details

Numero di piani:	1
Orientation:	SW

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/cjWxwTBky1o>

Contact information



IMLIX

Mercato Immobiliare IMLIX
<https://www.imlix.com/it/>

IMLIX ID:

IX7.682.796

