



Beautifully-Presented Village Property With A Gite - €168,000



Informazioni sull'Agente

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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 192,983.54

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	18/10/2025

Descrizione:

Nicely-presented 2 bedroomed property with a 2 bedroomed gite/annexe (attached but with independant access) which is ideal for anyone looking for the possibility of rental income, or just a separate space for visiting family and friends. The gite could also be joined in to the main house to create a larger family home.

The property has a lovely garden with fruit trees and room for a vegetable patch, and all the commerce you need on a daily basis, as well good access to road and rail networks and airports, giving you the best of both worlds! It also has a large barn and so would appeal to someone who has several cars or requires space for a workshop, or to park a motorhome under cover.

There is double-glazing throughout the property, mains drains, and fibre for the internet. Heating is by way of a pellet burner and supplementary electric radiators.

In detail the proeprty comprises :-

Main house

Ground floor :-

Entrance

Kitchen (20m2) Fitted with a range of base and wall units and with an island, integrated gas hob and electric oven. Laminate floor.



Dining-room (15m2). Tiled floor. Cupboard housing the hot water tank.
Lounge (29m2). Laminate flooring. Fireplace with a pellet burner. Beams and exposed stone.
Shower room (3m2) with a WC, handbasin and heated towel-rail
Access to the cellar
Upstairs :
Landing 2.5m2
Bedroom 1 (16m2) Wooden floor
Bedroom 2 (20m2) Wooden floor
Shower room (4m2) with WC and vanity unit
Access to the attic : (18m2) Potential for another bedroom
Outside :
Long driveway leading to a large barn (approx. 125m2) with electrics, and including a workshop (14m2) and another room (14m2). The barn has space to park several cars and enough height for a motorhome.
BBQ area and enclosed garden with a shed and fruit trees (peach, kiwi, fig)
Gite
Ground floor :
Open plan kitchen/lounge/dining-room (30m2). Door to the courtyard
Office (13.5m2)
Upstairs:-
Landing
Bedroom 1 (14m2) Laminate floor
Bedroom 2 (18m2) Laminate floor
Shower room (5m2) with WC and double vanity unit
Access to the attic/roof space (not convertible)
Outside : Private courtyard area
(The gite furniture may be available to purchase)

Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	202 mq
Dimensione del lotto:	1080 mq
Floor Number:	1

Room details

Total rooms:	9
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Building details

Numero di piani:	1
Orientation:	SE

Lease terms

Date Available:

Contact information



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