



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 259,225.56

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Publicato:	12/01/2026
Descrizione:	

This charming four-bedroom house is set within a beautiful private garden, featuring a 9m x 4m in-ground swimming pool and a spacious terrace, perfect for relaxing and lounging by the pool. Full of character, the property offers numerous outdoor seating areas, ideal for enjoying long, hot summer days in comfort and privacy. The house comprises an entrance hall leading to a fitted kitchen, a spacious living room featuring a wood-burning stove, and a separate dining room. Also on the ground floor there are two bedrooms, one currently used as an office, along with a bathroom with WC and a walk-in pantry. Upstairs, a central landing leads to two generous bedrooms, each benefiting from its own en suite bathroom. Outside, the property features a 9m x 4m in-ground swimming pool with surrounding terrace, a lawned garden with mature trees and a vegetable patch, and a shaded hangar/summer kitchen ideal for relaxing on hot days. Additional outbuildings include two workshops, a wood store, and a garden shed, all set within 1,609m<sup>2</sup> of grounds. The property is conveniently located close to Sauzé-Vaussais, which offers a wide range of amenities including restaurants, bars, post office, bakeries, a weekly market, supermarkets, an outdoor swimming pool, and many other local services. Price including agency fees : 224 700 € Price excluding agency fees : 210 000 € Buyer commission, tax included: 7%

### Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	166 mq
Dimensione del lotto:	1609 mq



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:

[http://www.arkadia.com/MLSM-T10954/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10954/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi79970

