



## 2 Bedroom Stone Property in a Peaceful Location - €96770



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 113,210.44

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	27/03/2026

#### Descrizione:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room – ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop – perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

#### GROUND FLOOR:

Hallway (2.7m<sup>2</sup>): Tiled floor

Kitchen (14.9m<sup>2</sup>): Tiled floor, boiler, wood-burning stove



Living room (25.09m<sup>2</sup>): Parquet flooring  
Bedroom (13.72m<sup>2</sup>): Parquet flooring  
Bedroom (14.22m<sup>2</sup>): Parquet flooring  
Shower room (2.93m<sup>2</sup>): Parquet flooring, shower, washbasin  
Toilet (1.34m<sup>2</sup>): Tiled floor  
Veranda: Concrete floor  
Hallway (1.1m<sup>2</sup>)  
Laundry room/summer kitchen: Concrete floor  
Wine cellar

#### OUTSIDE:

Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)  
Set on 1588m<sup>2</sup>

#### Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	76 mq
Dimensione del lotto:	1588 mq
Floor Number:	1

#### Room details

Total rooms:	3
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#### Building details

Numero di piani:	1
Orientation:	S

#### Lease terms

Date Available:

#### Informazioni aggiuntive

Virtual tour URL:	<a href="https://youtu.be/u5v0kK2EOV0">https://youtu.be/u5v0kK2EOV0</a>
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#### Contact information

IMLIX ID:	IX8.286.391
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