



Charming 19th-Century Longere with Heated Pool and 4 Bedrooms - €223400



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 261,353.85

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	21/04/2026

Descrizione:

A beautiful detached 19th-century longere offering 4 bedrooms and 3 bathrooms, located in a small hamlet ideally situated between the towns of Sauze-Vaussais and Ruffec, with easy access to the N10 for routes to Poitiers, Angoulême, Niort, and Limoges.

The property benefits from oil-fired central heating, double glazing (except in one bedroom), and a compliant drainage system.

Outside, there is a heated swimming pool (9m x 4m), a fully enclosed garden, and a superb covered terrace with a summer kitchen perfect for outdoor dining during the warmer months.

GROUND FLOOR:

Entrance hall (1.86 m², tiled floor) Living room (28.65 m², tiled floor, wood-burning stove, exposed beams) Dining room (19.74 m², wooden floor) Kitchen (18.71 m², tiled floor, Aga style cooker and extractor hood included) Hallway (2.39 m², tiled floor) Bathroom (7.21 m², tiled floor, bath, WC, washbasin, shower) Bedroom (12.25 m², tiled floor) Bedroom (18.28 m², wooden floor) Utility room/Dressing (4.1 m², tiled floor, skylight)

FIRST FLOOR:

Landing (4.03 m², carpet, skylight with blind) Bedroom (16.48 m², carpet) with en-suite shower room (3.17 m², tiled floor, WC, washbasin, shower) Bedroom (23.73 m², carpet) with en-suite shower room



(3.76 m2, laminate flooring, WC, washbasin, shower, skylight with blind)

OUTSIDE:

Gravelled courtyard to the front, enclosed garden, heated swimming pool (9m x 4m) Beautiful covered terrace with summer kitchen and a second wooden terrace Wooden garden shed, boiler room, workshop with upper floor, storage building with upper floor, rainwater collection tank. All on 1609m2

Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	166 mq
Dimensione del lotto:	1609 mq
Floor Number:	1

Room details

Total rooms:	6
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/MT4JyCXbSsI>

Contact information

IMLIX ID: IX8.409.145

