



Detached Barn Conversion To Finish Renovating, On A Plot Of Over 4000m2 - €159570

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 182,022.09

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	12/07/2026

Descrizione:

Detached 4-Bedroom Barn Conversion with Over 4,000m2 of Grounds

Set within its own private grounds of more than 4,000m2, this impressive detached barn conversion offers generous living space, character features, and outstanding potential to create a truly exceptional home.

The heart of the property is the magnificent 97m2 open-plan lounge and dining room, featuring a striking cathedral-style ceiling that creates a wonderful sense of light and space. There is also a cosy snug for more intimate evenings, while all four bedrooms benefit from en-suite facilities (to finish) and are conveniently located on the ground floor. Mezzanine levels above both the snug and the kitchen provide additional flexible space, ideal for a home office, reading area, or occasional accommodation. The property is equipped with double glazing and gas-fired central heating.

The house is situated in a peaceful rural village with a primary school and a popular bar, approximately a 30-minute walk from the property. The market towns of Sauze-Vaussais and Lezay are both just a 10-minute drive away and offer a full range of everyday amenities, including shops, supermarkets, schools, medical services, and restaurants. The larger towns of Poitiers, Niort, and Angoulême are all within easy reach, while Poitiers Airport can be reached in under 50 minutes.

While the property is immediately habitable, it requires updating and improvement throughout, offering



an exciting opportunity to complete and enhance a distinctive conversion with enormous character and potential.

Whether you're looking for a impressive spacious family home or a second home, this is an exceptional opportunity to create a unique barn conversion, ideally situated to explore the surrounding countryside and the Atlantic coast, including La Rochelle. In detail it comprises :-

Ground floor :

Entrance hall (9m2). Laminate floor. Exposed stone walls

Storage/boiler room (11m2)

Shower room (3m2) Tiled floor. Shower, vanity unit, wc. Heated towel rail.

Kitchen (40m2) Tiled floor. Patio doors to the garden Exposed stone, and beams. Wood burner.

Reception room (lounge/dining-room) (97m2). Laminate flooring. Beams and exposed stone and mezzanine.

Sitting room (23m2) Laminate flooring. Exposed stone walls. French window to the garden.

Bedroom 1 (12m2) Carpet. Beams. En-suite shower room (3.5m2) to finish. WC and heated towel rail only.

Bedroom 2 (17m2) Carpet. Walk-in wardrobe. Beam. En-suite shower room (4m2) to finish Shower, wc and heated towel rail (no hand basin).

Bedroom 3 (16m2) Carpet. Beams. En-suite shower room to finish (4m2) WC and heated towel rail only

Bedroom 4 (21m2). Carpet. Walk-in wardrobe. En-suite shower room (6m2) to be done completely

1st floor :

Mezzanine above the kitchen (20m2)

Mezzanine above the sitting room (16m2)

Outside

Garden around the property

NB : There is also a caravan in poor condition which can remain if desired (ideal maybe for chickens)

Comune

Camere da letto:	4
Bagni:	4
Finito piedi quadrati:	320 mq
Dimensione del lotto:	4382 mq
Floor Number:	1

Room details

Total rooms:	8
--------------	---

Building details

Numero di piani:	1
Orientation:	SW

Lease terms

Date Available:

Informazioni aggiuntive

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



IMLIX

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

