



Beautiful Rural Stone House with Heated Pool, Spacious Gardens and Fantastic Outbuildings - €191490



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
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 215,324.36

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	18/09/2026

Descrizione:

Beautiful stone house featuring 4 bedrooms, a heated swimming pool, lovely gardens, and various outbuildings. Ideally situated in a very quiet hamlet, it offers easy access to the N10, providing quick connections to major routes towards Poitiers, Angoulême, Limoges, and Niort. The towns of Civray and Sauze-Entre-Bois offering a full range of shops, as well as primary and secondary schools are just a short drive away.

GROUND FLOOR

Entrance 7m²: Laminate flooring
Bedroom/Office 9m²: Laminate flooring, built-in cupboard (water supply and drainage available)
Fitted Kitchen 16m²: Tiled floor, exposed beams
Living Room 28m²: Original flagstone flooring, exposed beams, wood-burning stove (installed 2 years ago, with heat vents for the kitchen and upstairs)
Dining Room 27m²: Laminate flooring, "Canadian-style" stove, exposed beams
Utility Room 6m²: Tiled floor, French door opening onto the courtyard
WC 1m²: Tiled floor

UPSTAIRS

Mezzanine/Landing 11m²: Laminate flooring, Velux window, sloping ceiling
Bedroom: Laminate flooring, exposed beam, Velux window, sloping ceiling
Bedroom 12m²: Wood flooring, exposed beam, Velux window, sloping ceiling
Bathroom 7m²: Laminate flooring, WC, shower, double vanity, corner bath, heated towel rail
Corridor 4m²: Laminate flooring
Bedroom: 12m² Wood flooring, Velux window,



sloping ceiling, direct access via a spiral staircase from the entrance hall.

EXTERIOR

Heated swimming pool (4m x 3m) with a wooden decking, lovely covered terrace, and a stone building housing an old bread oven in good condition. A 95 m2 barn featuring a mezzanine and rooftop photovoltaic panels for electricity generation (resale/self-consumption value estimated at around €500 per year). A 25 m2 workshop with a concrete floor. A walled front garden, an enclosed rear courtyard, and an additional large garden/orchard (with vehicle access) of 3,761 m2 behind the barn. (Option to purchase without this additional garden.)

Comune

Camere da letto:	4
Bagni:	1
Finito piedi quadrati:	149 mq
Dimensione del lotto:	4676 mq
Floor Number:	1

Room details

Total rooms:	6
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Building details

Numero di piani:	1
Orientation:	SW

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://youtu.be/fKQqKcJwang
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Contact information

IMLIX ID:	IX9.000.507
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