



Charming Stone House with Outbuildings and Enclosed Courtyard 🏡 Near Sauze-Vaussais - €118270



Agent Info

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Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 138,788.44

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Postcode:	79190
Geplaatst:	15-07-2025

Omschrijving:

Charming Stone House with Outbuildings and Enclosed Courtyard 🏡 Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard. Sanitation system verified and up to standards.

On the ground floor:

Entrance (8 m2) 🏡 stone tile flooring

Spacious kitchen / dining room (39 m2) 🏡 tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) 🏡 laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) 🏡 laminate flooring, sink, WC, velux window

Utility room (15 m2) 🏡 tiled floor

On the first floor:

Landing (4 m2) 🏡 carpet

Separate WC (1 m2) 🏡 linoleum

Master bedroom (18 m2) 🏡 laminate flooring, with a private bathroom (10 m2) 🏡 Carpet, bathtub, hand basin



Second bedroom (18 m²) ☑ laminate flooring

Exterior:

Attached barn (150 m²)

Stone-built stable (62 m²) with attic space

Workshop (22 m²)

Open-fronted hangar (24 m²)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m²) ☑ perfect for shaded parking for up to 3 vehicles

Plot of land ☑ ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m²

Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	154 m ²
Lot Afmeting:	1940 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Aantal verdiepingen:	1
Orientation:	W

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/45IQ4nhXlu0
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Contact information

IMLIX ID:	IX7.344.803
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