



Four-Gite French Property with Heated Pool and Excellent Rental Potential - €297870



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 334,945.26

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Postcode:	79190
Geplaatst:	21-09-2026
Omschrijving:	

A great opportunity to generate seasonal income with the four gites. Alternatively, it could serve as your primary residence alongside three independent gites. There is no heating system, but the property features a lovely 11m x 5.5m heated swimming pool and a compliant sanitation system. Set in a quiet village at the end of a small no-through lane. Close to the towns of Sauze-Entre-Bois and Chaunay with easy access to Poitiers airport. The property is ready to rent immediately although the gites would benefit from internal modernisation.

LA CHATAIGNE

GROUND FLOOR

Living room 35m²: Tiled floor, fireplace
Fitted kitchen 10m²: Tiled floor
Hall 9m²: Laminate flooring
Sitting room 8m²: Laminate flooring
Hall 4m²: Tiled floor, cupboard
WC 2m²: Tiled floor, washbasin

UPSTAIRS

Landing: Carpet, cupboard
Bedroom 18m²: Carpet, cupboard, and private shower room (5m²: Laminate flooring, washbasin, WC, shower)
Bedroom 11m²: Carpet
Bedroom 18m²: Laminate flooring
Bathroom 6m²: Laminate flooring, bathtub with shower, washbasin, WC, Velux window

LA ROSE

GROUND FLOOR



Living area 25m2: Tiled floor, exposed stone, fitted kitchen area

UPSTAIRS

Landing 5m2: Seagrass flooring, low beam, sloping ceiling
Bedroom 9m2: Carpet, exposed stone, sloping ceiling, Velux window
Bedroom 12m2: Seagrass flooring, exposed stone, beam, sloping ceiling, Velux window

Shower room 6m2: Vinyl flooring, WC, washbasin, shower, sloping ceiling

LE TOURNESOL

GROUND FLOOR

Living area 32m2: Tiled floor, fitted kitchen, exposed stone
Shower room 3.5m2: Tiled floor, shower, WC, washbasin
Hall 1m2: Tiled floor

UPSTAIRS

2 Bedrooms (14m2 each): Carpet, beams, Velux windows, sloping ceilings

LA LAVANDE

GROUND FLOOR

Living area 21m2: Tiled floor, fitted kitchen
Bathroom 4.5m2: Tiled floor, bathtub with shower, washbasin

UPSTAIRS

2 Bedrooms (15m2 each): Carpet, beams, Velux windows, sloping ceilings

EXTERIOR

Courtyard with space for Parking for 4 cars. Enclosed garden, well (sealed for safety). Heated swimming pool (11m x 5.5m; liner replaced in 2025), 1.6m deep with flat bottom. Covered wooden terrasse. Utility room, small outbuilding, 1-car garage.

Algemeen

Slaapkamers:	9
Badkamers:	5
Afgewerkte vierkante meter:	312 m ²
Lot Afmeting:	2046 m ²
Floor Number:	1

Room details

Total rooms:	14
--------------	----

Building details

Aantal verdiepingen:	1
Orientation:	S

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://youtu.be/CnUfFAK7FbQ>

Contact information

IMLIX ID: IX9.000.504



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

