



2 Independent Properties Offering Versatility And Business Potential - €199,950



Agent Info

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

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 224,837.36

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Postcode:	79190
Geplaatst:	28-09-2026
Omschrijving:	

Two independent houses, each with its own water and electricity meters. Located in a small hamlet but with quick access to the towns of Ruffec and Sauze-Vaussais, offering all amenities, schools, etc. Set on a total plot of 5,017 m2.

Main House (No. 2)

Ground Floor

Fitted kitchen (21 m2): laminate flooring Dining room (17 m2): wood flooring Living room (27 m2): wood flooring, wood-burning stove Hall (3 m2): laminate flooring; WC (1 m2): laminate flooring

First Floor

Bedroom (16 m2): laminate flooring; includes a 3 m2 hall and a 9 m2 room to be finished (wood flooring) potential for a bathroom or dressing room Bedroom (16 m2): laminate flooring Bedroom (16 m2): laminate flooring Landing (9 m2): wood flooring Bathroom (5 m2): tiled floor, WC, washbasin, bathtub with shower

Exterior

Barn (45 m2) with mezzanine, open hangar (45 m2), boiler room, a well, cellar, enclosed garden with two entrances, and a separate plot of land opposite (1,745 m2)

Second House (No. 4)

Ground Floor



Fitted kitchen/dining room (30 m2): wood flooring, wood-burning stove (cellar underneath) Living room (21 m2): wood flooring, wood-burning stove, exposed stone

First Floor

Landing (6 m2): wood flooring Bedroom (9 m2): wood flooring Bedroom (19 m2): wood flooring Shower room (4 m2): tiled floor, shower, washbasin, WC, Velux window

Exterior

Covered terrace, barn (100 m2), two storage rooms, garden. Set on an adjoining plot of 3,272 m2 plus a separate plot opposite (1,745 m2)

Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	225 m ²
Lot Afmeting:	5017 m ²
Floor Number:	1

Room details

Total rooms:	9
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Building details

Aantal verdiepingen:	1
Orientation:	W

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/Df2Gk6or39I
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Contact information

IMLIX ID:	IX9.027.775
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