



€134400 - Charming Stone House with Outbuildings and Enclosed Courtyard - Near Sauze-Vaussais



Agent Info

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

Listing details

Property for:	Sale
Price:	USD 158,261.31

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Sauze-Vaussais
Posted:	Jun 24, 2025

Description:

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.

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

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	154 sq m
Lot Size:	1.94 sq m

Room details

Total rooms:	5
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Utility details

Heating:	Yes
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Building details

Number of Floors:	2
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Lease terms

Date Available:

Additional information

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.193.807
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