



## Pretty Charentais Cottage with 4 Bedrooms and Garden 10 Minutes from Sauze Vaussais - €119200



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 139,879.78

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Sauze-Vaussais  
ZIP code: 79190  
Posted: Jul 17, 2025

### Description:

Bright and sunny Charentais cottage with 4 bedrooms and enclosed gardens plus several outbuildings for storage or conversion into further living space. In a peaceful setting but just 10 minutes from Sauze Vaussais and all its shops and commerce, this pretty house has lots of potential. With a large living room, kitchen and two bedrooms downstairs, plus a further two bedrooms upstairs and a convertible attic. With a little refreshing, this property could become a lovely country residence. Close to shops and schools, it is perfectly situated for a large family.

### Ground Floor

Kitchen : 14,08m<sup>2</sup>, tiled floor  
Living Room : 25,14m<sup>2</sup>, flagstones, fireplace and access to the adjoining large barn  
Hallway : 2,98m<sup>2</sup>, tiled floor  
WC : 1,90m<sup>2</sup>, tiled floor  
Bathroom : 4,6m<sup>2</sup>, tiled floor  
Bedroom 1 : 13,77m<sup>2</sup>, parquet  
Bedroom 2 : 12,67m<sup>2</sup>, parquet  
Upstairs  
Landing : 8m<sup>2</sup>, carpet  
Bedroom 3 : 11,62m<sup>2</sup>, carpet



Bedroom 4 : 11,62m2, carpet  
Convertible Attic : 59,56m2, floorboards  
Outside  
Barn 100m2  
Workshop  
Small outbuildings  
Enclosed Garden 1584m2  
Well

## Common

Bedrooms:	4
Bathrooms:	1
Finished sq. ft.:	120 sq m
Lot Size:	1584 sq m
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Number of Floors:	1
Orientation:	S

## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://youtu.be/ooslltmsjyU">https://youtu.be/ooslltmsjyU</a>
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## Contact information

IMLIX ID:	IX7.344.891
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