



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 246,090.67

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Sauze-Vaussais  
 Posted: Aug 26, 2025

#### Description:

**EXCLUSIVE TO BEAUX VILLAGES!** This characterful 4 bedroom farmhouse is nestled a village hamlet, easy accessible from the N10 and conveniently placed short distances from the popular towns Sauze Vaussais, Chaunay, Civray and Ruffec. On entering the property you arrive in a large open plan farm style kitchen with a beautiful tiled floor, kitchen island, dining area and log burner. To the left is a large light filled dual aspect lounge, with a lovely stone floor and a log burner as the focal point. To the right of the kitchen is a downstairs bathroom and utility room, leading through to an impressive checked tiled hall, with a wooden staircase and galleried landing. The large galleried landing is an area currently being utilised as a study. The hall off the landing leads to two substantial double bedrooms, both with large en suite shower rooms. With its own entrance but also accessible via the large garage adjoined to the property is a self contained 2 bedroom gite, with a lounge, modern kitchenette and downstairs shower room with toilet. The garden wraps around the property where there is a private terraced area, and there is a lawned area with various trees. As you enter through the gates of the property to the right there is a barn, bread oven and well. The property has undergone a number of improvements such as double glazed windows and new septic tank. The main house also has an electric central heating system. Price including agency fees : 210 281 € Price excluding agency fees : 195 562 € Buyer commission, tax included: 7%

#### Common

Bedrooms: 4  
 Bathrooms: 4  
 Finished sq. ft.: 234 sq m



Lot Size: 2779 sq m

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T9009/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9009/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi79171

