



Beautiful 5-Bedroom Stone House For Sale near Sauze-Vaussais - €259,950



Agent Info

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

Listing details

Property for:	Sale
Price:	EUR 259,950

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Sauze-Vaussais
ZIP code:	79190
Posted:	Mar 23, 2026

Description:

Beautiful 5-Bedroom Stone House near Sauze-Vaussais

Nestled in a peaceful hamlet just a short drive from Sauze-Vaussais, this charming stone house offers a perfect blend of rustic character and modern comfort. With 5 spacious bedrooms—two conveniently located on the ground floor—it's an ideal home for a large family or those who enjoy having guests.

Hidden behind a private gate, you'll find a lovely flower-filled courtyard, a welcoming terrace, and a beautifully maintained garden bordered by hedges—an oasis of tranquility.

Inside, original stone walls and exposed beams give the house authentic charm, while modern features ensure year-round comfort: pellet central heating, double glazing, and recently updated roof and sanitation system.

A wonderful opportunity to enjoy the charm of the French countryside without sacrificing comfort or convenience.

Ground Floor:

- Fitted kitchen 16 m² (tiled floor, exposed stone walls)
- Utility room 11 m² (tiled floor, pellet boiler)
- Spacious living room 50 m² (wood flooring, wood-burning stove)
- Entrance hall 25 m² (tiled floor, stone walls)
- WC 2 m² (tiled floor, sink, stone walls)



Bedroom 1 26 m² (wood floor, stone walls) with en-suite shower room (2 m², Italian-style shower)

Bedroom 2 23 m² (wood floor, stone walls)

First Floor:

Landing 18 m² (wood flooring, Velux skylight)

Bedroom 3 13 m² (wood flooring, Velux skylight)

Dressing Room 7 m² (wood flooring)

Bedroom 4 30 m² (wood flooring, exposed beams) with private bathroom (16 m², WC, sink, bathtub, beams, stone walls)

Bedroom 5 26 m² (laminated flooring, beams, Velux skylight) with Dressing Room (3 m²) and private bathroom (5 m², laminated flooring, WC, sink, bathtub with shower, beams)

Exterior:

A private flower-filled courtyard

A stone barn of approx. 100 m² (with space for a camper van)

A fenced garden, a well

A 40 m² hangar ideal for shady parking

A storage room housing a 5-ton pellet silo

Built: 1897

Common

Bedrooms: 5

Bathrooms: 3

Finished sq. ft.: 273 sq m

Lot Size: 1578 sq m

Floor Number: 1

Room details

Total rooms: 6

Building details

Number of Floors: 1

Orientation: SW

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/gvKSA22uBmE>

Contact information

IMLIX ID: IX8.286.389



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

