



2 Bedroom Stone Property in a Peaceful Location - €96770



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:	USD 113,558.44

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Sauze-Vaussais
ZIP code:	79190
Posted:	Mar 27, 2026

Description:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room—ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop—perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

GROUND FLOOR:

- Hallway (2.7m²): Tiled floor
- Kitchen (14.9m²): Tiled floor, boiler, wood-burning stove
- Living room (25.09m²): Parquet flooring



Bedroom (13.72m2): Parquet flooring
Bedroom (14.22m2): Parquet flooring
Shower room (2.93m2): Parquet flooring, shower, washbasin
Toilet (1.34m2): Tiled floor
Veranda: Concrete floor
Hallway (1.1m2)
Laundry room/summer kitchen: Concrete floor
Wine cellar

OUTSIDE:

Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)
Set on 1588m2

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	76 sq m
Lot Size:	1588 sq m
Floor Number:	1

Room details

Total rooms:	3
--------------	---

Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/u5v0kK2EOV0
-------------------	---

Contact information

IMLIX ID:	IX8.286.391
-----------	-------------

