



Charming 19th-Century Longere with Heated Pool and 4 Bedrooms - €223400



Agent Info

Name:	Christophe GUAY
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Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Listing details

Property for:	Sale
Price:	USD 261,353.85

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Sauze-Vaussais
ZIP code:	79190
Posted:	Apr 21, 2026

Description:

A beautiful detached 19th-century longere offering 4 bedrooms and 3 bathrooms, located in a small hamlet ideally situated between the towns of Sauze-Vaussais and Ruffec, with easy access to the N10 for routes to Poitiers, Angouleme, Niort, and Limoges.

The property benefits from oil-fired central heating, double glazing (except in one bedroom), and a compliant drainage system.

Outside, there is a heated swimming pool (9m x 4m), a fully enclosed garden, and a superb covered terrace with a summer kitchen perfect for outdoor dining during the warmer months.

GROUND FLOOR:

Entrance hall (1.86 m2, tiled floor) Living room (28.65 m2, tiled floor, wood-burning stove, exposed beams) Dining room (19.74 m2, wooden floor) Kitchen (18.71 m2, tiled floor, Aga style cooker and extractor hood included) Hallway (2.39 m2, tiled floor) Bathroom (7.21 m2, tiled floor, bath, WC, washbasin, shower) Bedroom (12.25 m2, tiled floor) Bedroom (18.28 m2, wooden floor) Utility room/Dressing (4.1 m2, tiled floor, skylight)

FIRST FLOOR:

Landing (4.03 m2, carpet, skylight with blind) Bedroom (16.48 m2, carpet) with en-suite shower room (3.17 m2, tiled floor, WC, washbasin, shower) Bedroom (23.73 m2, carpet) with en-suite shower room (3.76 m2, laminate flooring, WC, washbasin, shower, skylight with blind)



OUTSIDE:

Gravelled courtyard to the front, enclosed garden, heated swimming pool (9m x 4m) Beautiful covered terrace with summer kitchen and a second wooden terrace Wooden garden shed, boiler room, workshop with upper floor, storage building with upper floor, rainwater collection tank. All on 1609m²

Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	166 sq m
Lot Size:	1609 sq m
Floor Number:	1

Room details

Total rooms:	6
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Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/MT4JyCXbSsI>

Contact information

IMLIX ID: IX8.409.145

