



2 Bedroom Stone Property in a Peaceful Location - €96770



Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 113,210.44

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Sauze-Vaussais
CEP:	79190
Adicionado:	27/03/2026

Informação adicional:

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

Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	76 m ²
Tamanho do lote:	1588 m ²
Floor Number:	1

Room details

Total rooms:	3
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Building details

Número de pisos:	1
Orientation:	S

Lease terms

Date Available:

Informação adicional

Virtual tour URL:	https://youtu.be/u5v0kK2EOV0
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Contact information

IMLIX ID:	IX8.286.391
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