



## Traditional Detached Stone Farmhouse With A Pool - €258,500



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 303,346.67

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Sauze-Vaussais
CEP:	79190
Adicionado:	13/04/2026

#### Informação adicional:

Traditional detached south-facing stone farmhouse with 4 bedrooms, attached barns, an in-ground pool and a lovely garden with fruit trees and a boules court, all on a plot of 3450m2.

The property is in a small hamlet in a rural location, but not isolated. It is only 8km from main commerce and is within easy reach of other local market towns, as well as larger towns and rail and motorway links. The kitchen has a fabulous flagstone floor and there is an abundance of character throughout the house. The property benefits from a gas central heating system, and wood burners in both the kitchen and lounge.

#### Ground floor:-

Entrance hall (5.5m2) Tiled floor.

Bathroom/utility room (17.5m2) Bath, basin, wc. Heated towel-rail. Beams. Plumbing for washing-machine

Fitted Kitchen-diner (40m2) Flagstone floor. Beams. Fireplace with wood burner. Door to the front.

Lounge/dining-room (40m2) Wooden floor. Beams. Fireplace with wood burner

#### First floor:-

Landing/sitting room 25m2

Bedroom 1 (17m2) Parquet. Velux. Stone walls. Beams.



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Bedroom 2 (16m<sup>2</sup>) Parquet. Velux. Stone walls. Beams  
Bedroom 3 (21m<sup>2</sup>) Parquet. Velux. Stone walls. Beams  
Bedroom 4 (14m<sup>2</sup>) Laminate floor. Beam. Stone walls. En-suite shower room (4.5m<sup>2</sup>) Tiled floor.  
Shower. WC. Basin. Beam/stone walls. Velux  
Shower room (4.5m<sup>2</sup>) Tiles floor. Shower. Basin. WC. Stone walls. Velux. Heated towel rail.  
Outside:-  
A double-gated entrance leads into a large courtyard/garden with mature shrubs and trees, and a covered terrace  
Barns (1) 40m<sup>2</sup> (with pool equipment) and (2) 76m<sup>2</sup>, both with access to the rear garden  
Small outbuildings/log store (10.5m<sup>2</sup> and 38m<sup>2</sup>)  
Underground water citerne with a pump (ideal for watering the garden)  
Lovely mature garden to the rear with fruit trees (fig, peach, apple, walnut), a petanque court and 2nd gated entrance  
In-ground chlorine pool (10m x 4m/depth 1m  $\approx$  2m)  
2nd covered terrace, ideal for outdoor dining, with an old bread oven

## Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	203 m <sup>2</sup>
Tamanho do lote:	3450 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de pisos:	1
Orientation:	S

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://youtu.be/">https://youtu.be/</a>
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## Contact information

IMLIX ID:	IX8.384.829
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