



Beautiful Stone House with Swimming Pool, Outbuildings and Garden - €218700

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 254,116.23

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Sauze-Vaussais
CEP:	79110
Adicionado:	05/09/2026

Informação adicional:

Discover this superb, beautifully renovated house. Blending the old and the new to perfection, this property comprises a 4-bedroom main house (with ground-floor living), a lovely, completely private garden and numerous outbuildings. Are you planning to run a holiday cottage or guesthouse? By renovating the barns and the large workshop (subject to the necessary planning permission), this dream can become a reality: the layout of this property is ideal, with its two separate entrances, and the property can easily be divided into two to create two private spaces. All the outbuildings have electricity. Heating is provided by state-of-the-art electric radiators, two pellet stoves and two wood-burning inserts. In summer, you can enjoy the outdoors by cooling off in the swimming pool and savouring delicious meals in the summer kitchen.

Situated in a quiet hamlet not far from the amenities of Sauze-Vaussais and Chef-Boutonne, you'll experience a true country lifestyle without cutting yourself off from the world.

A must-see!

Ground floor

Hall (13m²) : tiled floor, pellet stove

Bathroom (4m²) : tiled floor, bath, washbasin, cupboard housing the water heater

Study/Office (15.5m²) : laminate floor, large bay window overlooking the Zen garden



Bedroom 1 (10m2): laminate floor

Hallway (3.5m2): tiled floor, utility area

Toilet (1m2): parquet floor

Shower room (3m2): parquet floor, walk-in shower in brushed concrete, washbasin, toilet

Fitted kitchen/Dining room (27m2): tiled floor, wood-burning insert, cupboard, exposed stonework

Living room (38m2): tiled and parquet flooring, wood-burning insert, pellet stove, exposed stonework

First floor

Via the entrance hall

Mezzanine master suite (25m2) with en-suite bathroom (6m2) and WC (1m2): seagrass flooring, exposed stonework; floating parquet floor, washbasin; floating parquet floor

Via the living room

Landing

Bedroom 3 (23m2): parquet floor, skylight, low beam, exposed stonework

Bedroom 4 (27.5 m2): parquet floor, Velux window, exposed stonework

Workshop (5.5 m2): floating parquet floor, Velux window

Outside

Summer kitchen with electricity

Above-ground swimming pool with pump (3 x 4.86) and a depth of 1.20 m

Small Zen garden

Barn of 47m2 with concrete floor and upper storey (access from outside)

Barn of 42.5m2 with concrete floor and upper storey (access from outside)

Workshop of 43m2 with concrete floor and upper storey (access from outside)

Garden with two entrances (one electric gate and one manual gate, but with the electrical wiring already in place)

Vegetable patch and chicken coop

27m2 garage with a concrete floor and space for one car

Small house in need of renovation or 19m2 workshop with a stone floor and a fireplace

Comum

Quartos de dormir:	4
Banheiro:	2
Pés quadrados acabados:	205 m ²
Tamanho do lote:	1206 m ²
Floor Number:	1

Room details

Total rooms:	7
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Building details

Número de pisos:	1
Orientation:	S

Lease terms

Date Available:



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Mercado Imobiliário IMLIX

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

Informação adicional

Virtual tour URL:

<https://youtu.be/dEvl8k7WAZQ>

Contact information

IMLIX ID:

IX8.944.695

