



Four-Gite French Property with Heated Pool and Excellent Rental Potential - €297870



Informações do Revendedor

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

Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 297,870

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Sauze-Vaussais
CEP:	79190
Adicionado:	21/09/2026

Informação adicional:

A great opportunity to generate seasonal income with the four gites. Alternatively, it could serve as your primary residence alongside three independent gites. There is no heating system, but the property features a lovely 11m x 5.5m heated swimming pool and a compliant sanitation system. Set in a quiet village at the end of a small no-through lane. Close to the towns of Sauze-Entre-Bois and Chaunay with easy access to Poitiers airport. The property is ready to rent immediately although the gites would benefit from internal modernisation.

LA CHATAIGNE

GROUND FLOOR

Living room 35m2: Tiled floor, fireplace
Fitted kitchen 10m2: Tiled floor
Hall 9m2: Laminate flooring
Sitting room 8m2: Laminate flooring
Hall 4m2: Tiled floor, cupboard
WC 2m2: Tiled floor, washbasin

UPSTAIRS

Landing: Carpet, cupboard
Bedroom 18m2: Carpet, cupboard, and private shower room (5m2: Laminate flooring, washbasin, WC, shower)
Bedroom 11m2: Carpet
Bedroom 18m2: Laminate flooring
Bathroom 6m2: Laminate flooring, bathtub with shower, washbasin, WC, Velux window

LA ROSE



GROUND FLOOR

Living area 25m2: Tiled floor, exposed stone, fitted kitchen area

UPSTAIRS

Landing 5m2: Seagrass flooring, low beam, sloping ceilingBedroom 9m2: Carpet, exposed stone, sloping

ceiling, Velux windowBedroom 12m2: Seagrass flooring, exposed stone, beam, sloping ceiling, Velux

windowShower room 6m2: Vinyl flooring, WC, washbasin, shower, sloping ceiling

LE TOURNESOL**GROUND FLOOR**

Living area 32m2: Tiled floor, fitted kitchen, exposed stoneShower room 3.5m2: Tiled floor, shower,

WC, washbasinHall 1m2: Tiled floor

UPSTAIRS

2 Bedrooms (14m2 each): Carpet, beams, Velux windows, sloping ceilings

LA LAVANDE**GROUND FLOOR**

Living area 21m2: Tiled floor, fitted kitchenBathroom 4.5m2: Tiled floor, bathtub with shower,

washbasin

UPSTAIRS

2 Bedrooms (15m2 each): Carpet, beams, Velux windows, sloping ceilings

EXTERIOR

Courtyard with space for Parking for 4 cars. Enclosed garden, well (sealed for safety).Heated swimming

pool (11m x 5.5m; liner replaced in 2025), 1.6m deep with flat bottom.Covered wooden terrasse.Utility

room, small outbuilding, 1-car garage.

Comum

Quartos de dormir:	9
Banheiro:	5
Pés quadrados acabados:	312 m ²
Tamanho do lote:	2046 m ²
Floor Number:	1

Room details

Total rooms:	14
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Building details

Número de pisos:	1
Orientation:	S

Lease terms

Date Available:

Informação adicional

Virtual tour URL:	https://youtu.be/CnUFfAK7FbQ
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Contact information

IMLIX ID:	IX9.000.504
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