



€134400 - Charming Stone House with Outbuildings and Enclosed Courtyard - Near Sauze-Vaussais



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 158,261.31

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Добавлено:	24.06.2025

Описание:

Charming Stone House with Outbuildings and Enclosed Courtyard - Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard.

On the ground floor:

Entrance (8 m2) - stone tile flooring

Spacious kitchen / dining room (39 m2) - tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) - laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) - laminate flooring, sink, WC, velux window



Utility room (15 m2) - tiled floor

On the first floor:

Landing (4 m2) - carpet

Separate WC (1 m2) - linoleum

Master bedroom (18 m2) - laminate flooring, with a private bathroom (10 m2) - Carpet, bathtub, hand basin

Second bedroom (18 m2) - laminate flooring

Exterior:

Attached barn (150 m2)

Stone-built stable (62 m2) with attic space

Workshop (22 m2)

Open-fronted hangar (24 m2)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m2) - perfect for shaded parking for up to 3 vehicles

Plot of land - ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m2



Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Общие

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	154 кв м
Площадь участка:	1.94 кв м

Room details

Total rooms:	5
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Utility details

Heating:	да
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Building details

Количество этажей:	2
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Lease terms

Date Available:

Дополнительная информация

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.193.807
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