



## Charming Stone House with Outbuildings and Enclosed Courtyard 📍 Near Sauze-Vaussais - €118270



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 138,788.44

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Почтовый индекс:	79190
Добавлено:	15.07.2025

#### 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. Sanitation system verified and up to standards.

#### 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

## Общие

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	154 кв м
Площадь участка:	1940 кв м
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Количество этажей:	1
Orientation:	W

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://youtu.be/45IQ4nhXlu0>

## Contact information

IMLIX ID: IX7.344.803



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