#### IMLIX Рынок недвижимости



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# Beautifully Presented 3 - 4 Bedroomed House With A Covered Pool - €249,950



# Информация об агенте

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компании:

Страна:ФранцияExperience1985

since:

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 289,420.41

## Местоположение

Страна: Франция

Область:Nouvelle-AquitaineГород:Sauze-Vaussais

Почтовый индекс: 79190 Добавлено: 18.03.2025

Описание:

Well-maintained 3 - 4 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m2. Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar and small shop in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

The master bedroom could be reinstated as 2 bedrooms, therefore making this a 4 bedroomed property. Ground floor:-

Large conservatory (25m2) opening into the lounge

Kitchen (13m2) equipped with an electric oven and hob. Island (which is moveable). Tiled floor Living room (34m2) A cosy room with direct access into the conservatory, and views down the garden. Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m2) Bath, handbasin and wc. Tiled floor.

WC (1.75m2)

Storeroom (4m2) with the hot water tank

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Office/utility room (22m2) Tiled floor. French windows to the front and a staircase to the 3rd bedroom Upstairs:-

Landing (7.5m2)

Master bedroom (22m2) with windows to the front and back. Wooden floor

Bedroom 2 (9m2) Wooden floor

Shower room (3m2) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m2 (low beam)

Outside:

Mature garden

Patio area

Covered pool

Barn/garage

### Общие

 Спальни:
 3

 Ванные комнаты:
 2

Готовые кв.м.: 174 кв м Площадь участка: 1500 кв м

Floor Number: 1

### **Room details**

Total rooms: 6

# **Building details**

Количество этажей:1Orientation:SE

#### Lease terms

Date Available:

#### **Contact information**

IMLIX ID: IX7.344.877

