



## Lovely 3 Bed Country House 10 Minutes from Sauze-Vaussais And Ruffec - €145160



### Информация об агенте

Название:	Christophe GUAY
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 145,160

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Почтовый индекс:	79190
Добавлено:	09.03.2026

#### Описание:

Discover this delightful 3-bedroom, 2-bathroom stone house, perfectly blending character and convenience. The property offers two easy-maintenance courtyards, ideal for relaxing outdoors without the upkeep. Inside, the home is full of authentic charm, featuring exposed stone walls and a striking large fireplace. At the same time, modern upgrades ensure everyday comfort, including a fitted kitchen and double glazing throughout.

The main bedroom is equipped with a reversible heat pump, providing refreshing cooling in summer and efficient heating in winter.

Peacefully situated in a small hamlet between the market towns of Ruffec and Sauze-Vaussais, this property offers the perfect balance of rural tranquility and convenient access to local amenities.

#### GROUND FLOOR:

- Entrance hall (3m<sup>2</sup>): tiled flooring
- Living room (40m<sup>2</sup>): tiled flooring, exposed stone, wood burner set in a fabulous fireplace
- Large Kitchen / Diner 39m<sup>2</sup> Tiled floor, exposed stone wall and wood burner
- WC (2m<sup>2</sup>): tiled flooring, washbasin

#### FIRST FLOOR:

- Landing (7m<sup>2</sup>): carpet, access to terrace
- Bedroom 1 (19m<sup>2</sup>): carpet, beams, reversible air-to-air heat pump, with En-Suite Bathroom (6m<sup>2</sup>):



painted plywood floor, bath with shower, washbasin, WC, heated towel rail  
-Bedroom 2 (16m<sup>2</sup>): carpeted, cupboard, exposed beams  
-Bedroom 3 (19m<sup>2</sup>): carpeted, with En-Suite Bathroom (6m<sup>2</sup>): carpeted, WC, bath with shower, washbasin, water heater  
EXTERIOR:  
-Front courtyard  
-Courtyard on the side: space for 1 car  
-Covered area  
-Workshop (15m<sup>2</sup>): concrete floor, double glazing, raised terrace above  
-Laundry room: concrete floor  
All on a surface area of 348m<sup>2</sup>

## Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	155 кв м
Площадь участка:	348 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:	<a href="https://youtu.be/IRAh5sJgPiI">https://youtu.be/IRAh5sJgPiI</a>
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## Contact information

IMLIX ID:	IX8.256.869
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