



2 Bedroom Stone Property in a Peaceful Location - €96770



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
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Languages:	French
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 113,558.44

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Почтовый индекс:	79190
Добавлено:	27.03.2026

Описание:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room—ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop—perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

GROUND FLOOR:

- Hallway (2.7m²): Tiled floor
- Kitchen (14.9m²): Tiled floor, boiler, wood-burning stove
- Living room (25.09m²): Parquet flooring



Bedroom (13.72m2): Parquet flooring
Bedroom (14.22m2): Parquet flooring
Shower room (2.93m2): Parquet flooring, shower, washbasin
Toilet (1.34m2): Tiled floor
Veranda: Concrete floor
Hallway (1.1m2)
Laundry room/summer kitchen: Concrete floor
Wine cellar

OUTSIDE:

Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)
Set on 1588m2

Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	76 кв м
Площадь участка:	1588 кв м
Floor Number:	1

Room details

Total rooms:	3
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Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/u5v0kK2EOV0>

Contact information

IMLIX ID: IX8.286.391

