



## Traditional Detached Stone Farmhouse With A Pool - €258,500



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 303,346.67

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Почтовый индекс:	79190
Добавлено:	13.04.2026

#### Описание:

Traditional detached south-facing stone farmhouse with 4 bedrooms, attached barns, an in-ground pool and a lovely garden with fruit trees and a boules court, all on a plot of 3450m<sup>2</sup>.

The property is in a small hamlet in a rural location, but not isolated. It is only 8km from main commerce and is within easy reach of other local market towns, as well as larger towns and rail and motorway links.

The kitchen has a fabulous flagstone floor and there is an abundance of character throughout the house. The property benefits from a gas central heating system, and wood burners in both the kitchen and lounge.

#### Ground floor:-

Entrance hall (5.5m<sup>2</sup>) Tiled floor.

Bathroom/utility room (17.5m<sup>2</sup>) Bath, basin, wc. Heated towel-rail. Beams. Plumbing for washing-machine

Fitted Kitchen-diner (40m<sup>2</sup>) Flagstone floor. Beams. Fireplace with wood burner. Door to the front.

Lounge/dining-room (40m<sup>2</sup>) Wooden floor. Beams. Fireplace with wood burner

#### First floor:-

Landing/sitting room 25m<sup>2</sup>

Bedroom 1 (17m<sup>2</sup>) Parquet. Velux. Stone walls. Beams.

Bedroom 2 (16m<sup>2</sup>) Parquet. Velux. Stone walls. Beams



Bedroom 3 (21m2) Parquet. Velux. Stone walls. Beams  
Bedroom 4 (14m2) Laminate floor. Beam. Stone walls. En-suite shower room (4.5m2) Tiled floor.  
Shower. WC. Basin. Beam/stone walls. Velux  
Shower room (4.5m2) Tiles floor. Shower. Basin. WC. Stone walls. Velux. Heated towel rail.  
Outside:-  
A double-gated entrance leads into a large courtyard/garden with mature shrubs and trees, and a covered terrace  
Barns (1) 40m2 (with pool equipment) and (2) 76m2, both with access to the rear garden  
Small outbuildings/log store (10.5m2 and 38m2)  
Underground water citerne with a pump (ideal for watering the garden)  
Lovely mature garden to the rear with fruit trees (fig, peach, apple, walnut), a petanque court and 2nd gated entrance  
In-ground chlorine pool (10m x 4m/depth 1m  $\square$  2m)  
2nd covered terrace, ideal for outdoor dining, with an old bread oven

## Общие

Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	203 кв м
Площадь участка:	3450 кв м
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Количество этажей:	1
Orientation:	S

## Lease terms

Date Available:

## Дополнительная информация

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

## Contact information

IMLIX ID: IX8.384.829



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