



Superb Detached Property With A Heated Pool, Views, And A Second House to Renovate - €331,500

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:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 385,183.04

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Почтовый индекс:	79110
Добавлено:	06.09.2026

Описание:

Rare and Exceptional Property with Heated Pool, Panoramic Countryside Views and Renovation Potential

A rare opportunity to acquire a superb, detached three-bedroom property offering modern comfort, generous living space, a heated swimming pool, over an acre of land and wonderful views across the surrounding countryside and sunflower fields ☺ together with a substantial second property offering exciting renovation potential.

Cleverly designed to make the most of its elevated position and beautiful rural outlook, the main house has been thoughtfully arranged over two floors. The first floor is devoted to an impressive 58m2 open-plan living space and the spacious master bedroom, while the ground floor provides two further bedrooms and a generous entrance hall.

The heart of the home is undoubtedly the fabulous open-plan living area, combining a stylish kitchen, generous dining space and a comfortable, cosy sitting area centred around a log burner. Large French windows open directly onto a 15m2 raised terrace/balcony, creating the perfect setting for breakfast, lunch, evening meals or an aperitif while enjoying the far-reaching views over the surrounding fields and countryside.

The property benefits from a recently installed air source heat-pump system providing both heating and hot water. It is economical to run and the house has an excellent B energy-efficiency rating. The addition



of a log burner provides an extra touch of warmth and cosiness during the cooler months. The property is also connected to mains drainage.

Outside, the property continues to impress, with a superb 11.5m x 5.5m heated in-ground swimming pool set within a beautifully walled area, together with a covered terrace providing welcome shade. There is a covered summer kitchen with electricity, ideal for outdoor entertaining and relaxed summer dining.

The grounds extend to over an acre, offering plenty of space for gardening and leisure. There is a vegetable garden with three greenhouses, a garden shed (with electrics) and chicken run.

Adding considerable value and versatility is a substantial separate outbuilding incorporating a 60m² workshop with three-phase electricity, an open-fronted two-car carport with log storage and an enclosed storage area. An underground cistern is situated close to the pool.

THE MAIN HOUSE

Ground Floor

Entrance Hall ☐ 19m²A particularly spacious, light and welcoming entrance hall with tiled flooring. Two discreetly concealed recesses (7m²) provide housing for the boiler and washing machine, together with useful additional storage/pantry space.

Bedroom ☐ 25.5m²A generously proportioned, light-filled bedroom with laminate flooring and built-in wardrobes. The en-suite shower room (4.5m²) comprises a shower, vanity unit and hand basin, heated towel rail and extractor.

Bedroom / Office ☐ 10m²A versatile room, currently used as both an office and spare bedroom with bunk beds

First Floor

Open-Plan Living Area ☐ 58m²

A truly impressive space incorporating:

A beautiful fitted kitchen with oak base and wall units

Integrated hob and oven

Island unit

Plumbing for a dishwasher

Generous dining area with ample room for a large dining table

Spacious yet cosy sitting area

Log burner

French windows opening directly onto the raised terrace

Raised Terrace / Balcony ☐ 15m²A wonderful outdoor living space with lovely open views across the surrounding countryside and fields ☐ ideal for enjoying meals, morning coffee or an evening aperitif.

Master Bedroom ☐ 19m²A comfortable master bedroom with a large walk-in wardrobe (5m²) and an impressive en-suite shower room. The shower room (8.5m²) benefits from "Jack-and-Jill" access, allowing it to be used without passing through the bedroom. It comprises a shower, WC, vanity unit and heated towel rail.

Outside

Heated in-ground swimming pool ☐ 11.5m x 5.5m

Beautifully walled pool area

Covered poolside terrace for shade

Pool pump house and filtration system

Covered summer kitchen with electricity

Attached garage with space for one car and with electrics

60m² workshop with three-phase electricity



Open-fronted carport for two cars
Log storage and enclosed storage area
Underground water cistern
Vegetable garden with three greenhouses
Garden shed
Chicken run
Large parking area with space for several vehicles
Over an acre of land with attractive countryside and sunflower-field views

DETACHED FARMHOUSE TO RENOVATE

A particularly exciting feature of the property is the substantial former farmhouse, offering the potential to create a second independent dwelling, subject to the relevant planning requirements.

The farmhouse has a footprint of approximately 150m² and has been planned as a spacious four-bedroom, four-bathroom home, with a large kitchen/dining room and sitting room on the ground floor and four en-suite bedrooms upstairs.

Importantly, the property is already connected to mains drainage, with water and electricity connections in place, as well as double glazing. Planning permission to continue the renovation works remains active. The property also benefits from two separate entrances from the roadside, providing independent access to the farmhouse and making it particularly suitable for use as a future guest house, family accommodation or second home.

A Property with Exceptional Potential

This is a property that offers far more than a beautifully presented main residence. With its generous living accommodation, excellent energy efficiency, heated swimming pool, extensive grounds, workshop and outbuildings, far-reaching countryside views and a substantial farmhouse ready for renovation, it presents a rare combination of lifestyle, space and future potential.

Whether you are looking for a comfortable permanent home, a wonderful French countryside retreat, a property with space for family and guests, or the opportunity to create an additional dwelling, this exceptional property deserves to be viewed.

Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	156 кв м
Площадь участка:	5994 кв м
Floor Number:	1

Room details

Total rooms:	4
--------------	---

Building details

Количество этажей:	1
Orientation:	W

Lease terms

Date Available:



IMLIX

IMLIX Рынок недвижимости
<https://www.imlix.com/ru/>

Дополнительная информация

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

Contact information

IMLIX ID: IX8.944.696

