



Beautiful Rural Stone House with Heated Pool, Spacious Gardens and Fantastic Outbuildings - €191490



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
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 215,324.36

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Почтовый индекс:	79190
Добавлено:	18.09.2026

Описание:

Beautiful stone house featuring 4 bedrooms, a heated swimming pool, lovely gardens, and various outbuildings. Ideally situated in a very quiet hamlet, it offers easy access to the N10, providing quick connections to major routes towards Poitiers, Angoulême, Limoges, and Niort. The towns of Civray and Sauze-Entre-Bois offering a full range of shops, as well as primary and secondary schools are just a short drive away.

GROUND FLOOR

Entrance 7m²: Laminate flooring
Bedroom/Office 9m²: Laminate flooring, built-in cupboard (water supply and drainage available)
Fitted Kitchen 16m²: Tiled floor, exposed beams
Living Room 28m²: Original flagstone flooring, exposed beams, wood-burning stove (installed 2 years ago, with heat vents for the kitchen and upstairs)
Dining Room 27m²: Laminate flooring, "Canadian-style" stove, exposed beams
Utility Room 6m²: Tiled floor, French door opening onto the courtyard
WC 1m²: Tiled floor

UPSTAIRS

Mezzanine/Landing 11m²: Laminate flooring, Velux window, sloping ceiling
Bedroom: Laminate flooring, exposed beam, Velux window, sloping ceiling
Bedroom 12m²: Wood flooring, exposed beam, Velux window, sloping ceiling
Bathroom 7m²: Laminate flooring, WC, shower, double vanity, corner bath, heated towel rail
Corridor 4m²: Laminate flooring
Bedroom: 12m² Wood flooring, Velux window, sloping ceiling, direct access via a spiral staircase from the entrance hall.



EXTERIOR

Heated swimming pool (4m x 3m) with a wooden decking, lovely covered terrace, and a stone building housing an old bread oven in good condition. A 95 m2 barn featuring a mezzanine and rooftop photovoltaic panels for electricity generation (resale/self-consumption value estimated at around €500 per year). A 25 m2 workshop with a concrete floor. A walled front garden, an enclosed rear courtyard, and an additional large garden/orchard (with vehicle access) of 3,761 m2 behind the barn. (Option to purchase without this additional garden.)

Общие

Спальни:	4
Ванные комнаты:	1
Готовые кв.м.:	149 кв м
Площадь участка:	4676 кв м
Floor Number:	1

Room details

Total rooms:	6
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Building details

Количество этажей:	1
Orientation:	SW

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX9.000.507

