



## Charming Stone House with Outbuildings and Enclosed Courtyard ? Near Sauze-Vaussais - €118270



### Emlakçı Bilgisi

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Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 138,788.44

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Sauze-Vaussais
Posta kodu:	79190
Yayınlandı:	15.07.2025

### Açıklama:

Charming Stone House with Outbuildings and Enclosed Courtyard ? Near Sauze-Vaussais. Tucked away in a peaceful hamlet near Sauze-Vaussais, this lovely, light-filled stone house offers a welcoming living environment with several outbuildings arranged around a beautiful enclosed courtyard. Sanitation system verified and up to standards.

### On the ground floor:

Entrance (8 m2) ? stone tile flooring

Spacious kitchen / dining room (39 m2) ? tiled floor, pellet stove, water and electricity in place for a central island

Cozy living room (33 m2) ? laminate flooring, exposed stone walls, wood-burning stove, and a 16 m2 mezzanine that can be used as a guest bedroom

Shower room (8 m2) ? laminate flooring, sink, WC, velux window

Utility room (15 m2) ? tiled floor

### On the first floor:

Landing (4 m2) ? carpet

Separate WC (1 m2) ? linoleum

Master bedroom (18 m2) ? laminate flooring, with a private bathroom (10 m2) ? Carpet, bathtub, hand basin



Second bedroom (18 m2) 2 laminate flooring

Exterior:

Attached barn (150 m2)

Stone-built stable (62 m2) with attic space

Workshop (22 m2)

Open-fronted hangar (24 m2)

Chicken coop

Lovely enclosed courtyard providing access to all buildings

Just across the country lane:

Large hangar (80 m2) 2 perfect for shaded parking for up to 3 vehicles

Plot of land 2 ideal for creating a vegetable garden or garden project

Additional information:

Total land area: 1,940 m2

Heating: pellet stove, electric radiators and wood-burning stove

Great potential for a family home, workshop, or gite project

## Genel Bilgiler

Yatak odası:	2
Banyo:	2
Bitmiş metrekare:	154 m2
Arazi Büyüklüğü:	1940 m2
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Kat Sayısı:	1
Orientation:	W

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL:	<a href="https://youtu.be/45IQ4nhXlu0">https://youtu.be/45IQ4nhXlu0</a>
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## Contact information

IMLIX ID:	IX7.344.803
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