



Beautiful 5-Bedroom Stone House For Sale near Sauze-Vaussais - €259,950



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 305,048.23

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Sauze-Vaussais
Posta kodu:	79190
Yayınlandı:	23.03.2026

Açıklama:

Beautiful 5-Bedroom Stone House near Sauze-Vaussais

Nestled in a peaceful hamlet just a short drive from Sauze-Vaussais, this charming stone house offers a perfect blend of rustic character and modern comfort. With 5 spacious bedrooms, two conveniently located on the ground floor, it's an ideal home for a large family or those who enjoy having guests.

Hidden behind a private gate, you'll find a lovely flower-filled courtyard, a welcoming terrace, and a beautifully maintained garden bordered by hedges, an oasis of tranquility.

Inside, original stone walls and exposed beams give the house authentic charm, while modern features ensure year-round comfort: pellet central heating, double glazing, and recently updated roof and sanitation system.

A wonderful opportunity to enjoy the charm of the French countryside without sacrificing comfort or convenience.

Ground Floor:

Fitted kitchen 16 m2 (tiled floor, exposed stone walls)

Utility room 11 m2 (tiled floor, pellet boiler)

Spacious living room 50 m2 (wood flooring, wood-burning stove)

Entrance hall 25 m2 (tiled floor, stone walls)

WC 2 m2 (tiled floor, sink, stone walls)



Bedroom 1 26 m2 (wood floor, stone walls) with en-suite shower room (2 m2, Italian-style shower)

Bedroom 2 23 m2 (wood floor, stone walls)

First Floor:

Landing 18 m2 (wood flooring, Velux skylight)

Bedroom 3 13 m2 (wood flooring, Velux skylight)

Dressing Room 7 m2 (wood flooring)

Bedroom 4 30 m2 (wood flooring, exposed beams) with private bathroom (16 m2, WC, sink, bathtub, beams, stone walls)

Bedroom 5 26 m2 (laminated flooring, beams, Velux skylight) with Dressing Room (3 m2) and private bathroom (5 m2, laminated flooring, WC, sink, bathtub with shower, beams)

Exterior:

A private flower-filled courtyard

A stone barn of approx. 100 m2 (with space for a camper van)

A fenced garden, a well

A 40 m2 hangar ideal for shady parking

A storage room housing a 5-ton pellet silo

Yıl: 1897

Genel Bilgiler

Yatak odası:	5
Banyo:	3
Bitmiş metrekare:	273 m2
Arazi Büyüklüğü:	1578 m2
Floor Number:	1

Room details

Total rooms:	6
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Building details

Kat Sayısı:	1
Orientation:	SW

Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL: <https://youtu.be/gvKSA22uBmE>

Contact information

IMLIX ID: IX8.286.389



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