



## 2 Bedroom Stone Property in a Peaceful Location - €96770



### Emlakçı Bilgisi

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Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 114,127.46

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Sauze-Vaussais
Posta kodu:	79190
Yayınlandı:	27.03.2026

### Açıklama:

Tucked away in a tranquil setting between the popular market towns of Ruffec and Sauze-Vaussais, this delightful stone property offers comfortable single-level living. The accommodation comprises two bedrooms, a welcoming sitting room, a kitchen, and a shower room—ideal for those seeking convenience and ease of access.

The house benefits from double glazing throughout and oil-fired central heating, ensuring year-round comfort.

To the front, an enclosed courtyard and garden provide a private outdoor space, complemented by several useful outbuildings including a garage, a small barn, and a chicken coop—perfect for storage or hobby use.

Opposite the property, across a very quiet lane, is an additional enclosed garden featuring covered parking for up to three vehicles or further storage space.

This is a wonderful opportunity for those looking for a peaceful countryside home with practical outdoor features.

### GROUND FLOOR:

Hallway (2.7m <sup>2</sup> ):	Tiled floor
Kitchen (14.9m <sup>2</sup> ):	Tiled floor, boiler, wood-burning stove
Living room (25.09m <sup>2</sup> ):	Parquet flooring



Bedroom (13.72m2): Parquet flooring  
Bedroom (14.22m2): Parquet flooring  
Shower room (2.93m2): Parquet flooring, shower, washbasin  
Toilet (1.34m2): Tiled floor  
Veranda: Concrete floor  
Hallway (1.1m2)  
Laundry room/summer kitchen: Concrete floor  
Wine cellar  
OUTSIDE:  
Front courtyard and enclosed garden with several fruit trees, chicken coop with two small outbuildings. Enclosed garden at the front with a shed (space for three cars)  
Set on 1588m2

## Genel Bilgiler

Yatak odası:	2
Banyo:	1
Bitmiş metrekare:	76 m2
Arazi Büyüklüğü:	1588 m2
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Kat Sayısı:	1
Orientation:	S

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL:	<a href="https://youtu.be/u5v0kK2EOV0">https://youtu.be/u5v0kK2EOV0</a>
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## Contact information

IMLIX ID:	IX8.286.391
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