



## Traditional Detached Stone Farmhouse With A Pool - €258,500



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 303,346.67

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Sauze-Vaussais
Posta kodu:	79190
Yayınlandı:	13.04.2026

### Açıklama:

Traditional detached south-facing stone farmhouse with 4 bedrooms, attached barns, an in-ground pool and a lovely garden with fruit trees and a boules court, all on a plot of 3450m2.

The property is in a small hamlet in a rural location, but not isolated. It is only 8km from main commerce and is within easy reach of other local market towns, as well as larger towns and rail and motorway links.

The kitchen has a fabulous flagstone floor and there is an abundance of character throughout the house. The property benefits from a gas central heating system, and wood burners in both the kitchen and lounge.

### Ground floor:-

Entrance hall (5.5m2) Tiled floor.

Bathroom/utility room (17.5m2) Bath, basin, wc. Heated towel-rail. Beams. Plumbing for washing-machine

Fitted Kitchen-diner (40m2) Flagstone floor. Beams. Fireplace with wood burner. Door to the front.

Lounge/dining-room (40m2) Wooden floor. Beams. Fireplace with wood burner

### First floor:-

Landing/sitting room 25m2

Bedroom 1 (17m2) Parquet. Velux. Stone walls. Beams.

Bedroom 2 (16m2) Parquet. Velux. Stone walls. Beams



Bedroom 3 (21m2) Parquet. Velux. Stone walls. Beams

Bedroom 4 (14m2) Laminate floor. Beam. Stone walls. En-suite shower room (4.5m2) Tiled floor.

Shower. WC. Basin. Beam/stone walls. Velux

Shower room (4.5m2) Tiles floor. Shower. Basin. WC. Stone walls. Velux. Heated towel rail.

Outside:-

A double-gated entrance leads into a large courtyard/garden with mature shrubs and trees, and a covered terrace

Barns (1) 40m2 (with pool equipment) and (2) 76m2, both with access to the rear garden

Small outbuildings/log store (10.5m2 and 38m2)

Underground water citerne with a pump (ideal for watering the garden)

Lovely mature garden to the rear with fruit trees (fig, peach, apple, walnut), a petanque court and 2nd gated entrance

In-ground chlorine pool (10m x 4m/depth 1m 2m)

2nd covered terrace, ideal for outdoor dining, with an old bread oven

## Genel Bilgiler

Yatak odası:	4
Banyo:	3
Bitmiş metrekare:	203 m2
Arazi Büyüklüğü:	3450 m2
Floor Number:	1

## Room details

Total rooms:	6
--------------	---

## Building details

Kat Sayısı:	1
Orientation:	S

## Lease terms

Date Available:

## Ek Bilgiler

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

## Contact information

IMLIX ID: IX8.384.829



IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

---

