



## Charming 19th-Century Longere with Heated Pool and 4 Bedrooms - €223400



### 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
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Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 262,157.24

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Sauze-Vaussais
Posta kodu:	79190
Yayınlandı:	21.04.2026
Açıklama:	

A beautiful detached 19th-century longere offering 4 bedrooms and 3 bathrooms, located in a small hamlet ideally situated between the towns of Sauze-Vaussais and Ruffec, with easy access to the N10 for routes to Poitiers, Angouleme, Niort, and Limoges.

The property benefits from oil-fired central heating, double glazing (except in one bedroom), and a compliant drainage system.

Outside, there is a heated swimming pool (9m x 4m), a fully enclosed garden, and a superb covered terrace with a summer kitchen perfect for outdoor dining during the warmer months.

#### GROUND FLOOR:

Entrance hall (1.86 m<sup>2</sup>, tiled floor) Living room (28.65 m<sup>2</sup>, tiled floor, wood-burning stove, exposed beams) Dining room (19.74 m<sup>2</sup>, wooden floor) Kitchen (18.71 m<sup>2</sup>, tiled floor, Aga style cooker and extractor hood included) Hallway (2.39 m<sup>2</sup>, tiled floor) Bathroom (7.21 m<sup>2</sup>, tiled floor, bath, WC, washbasin, shower) Bedroom (12.25 m<sup>2</sup>, tiled floor) Bedroom (18.28 m<sup>2</sup>, wooden floor) Utility room/Dressing (4.1 m<sup>2</sup>, tiled floor, skylight)

#### FIRST FLOOR:

Landing (4.03 m<sup>2</sup>, carpet, skylight with blind) Bedroom (16.48 m<sup>2</sup>, carpet) with en-suite shower room (3.17 m<sup>2</sup>, tiled floor, WC, washbasin, shower) Bedroom (23.73 m<sup>2</sup>, carpet) with en-suite shower room (3.76 m<sup>2</sup>, laminate flooring, WC, washbasin, shower, skylight with blind)



## OUTSIDE:

Gravelled courtyard to the front, enclosed garden, heated swimming pool (9m x 4m) Beautiful covered terrace with summer kitchen and a second wooden terrace Wooden garden shed, boiler room, workshop with upper floor, storage building with upper floor, rainwater collection tank. All on 1609m2

## Genel Bilgiler

Yatak odası:	4
Banyo:	3
Bitmiş metrekare:	166 m2
Arazi Büyüklüğü:	1609 m2
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Kat Sayısı:	1
Orientation:	S

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/MT4JyCXbSsI>

## Contact information

IMLIX ID: IX8.409.145

