



A Beautiful Detached House Between Ruffec and Sauze-Vaussais - €150530



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 171,626.4

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Sauze-Vaussais
Posta kodu:	16240
Yayınlandı:	16.06.2026

Açıklama:

Attractive 5-bedroom bungalow with large basement and first floor, set in attractive, fenced grounds with some shade. The house is in good general condition but the decoration, sanitation, windows and electrics is a little 'tired' and needs to be brought up to date. The previous owner was a joiner and the woodwork (parquet flooring, staircases etc) was custom-built by him, which gives the house undeniable charm. The property is located in a small, quiet village on the edge of the Deux-Sevres region, 5 minutes from Sauze-Vaussais and 10 minutes from Ruffec (there is a bakery and a small restaurant in the village).

Basement

- Room (14m2): tiled floor
- Study (12m2): tiled floor, door leading outside
- Garage (50m2): concrete, space for 2 cars in a row
- Boiler room (16m2): tiled floor, oil and wood boiler
- Pantry 11m2 concrete floor

Ground floor

- Entrance hall (5m2): tiled floor
- Fitted kitchen (16m2): tiled floor, patio doors onto terrace
- Living room (31m2): parquet flooring, 2 patio doors opening onto terrace
- Hallway (8m2) tiled floor



- Bedroom 1 (16m2): tiled floor, 2 patio doors opening onto terrace (former hairdresser's salon)
 - Bedroom 2 (11m2): parquet flooring
 - Bedroom 3 (13m2): parquet flooring
 - WC (2m2): tiled floor
 - Shower room (5m2): tiled floor, shower, bidet, washbasin
- 1st floor
- Landing (8m2): parquet flooring
 - Bedroom 4 (15m2): parquet floor, wardrobe
 - Bedroom 5 (15m2) parquet flooring, cupboard with shower room (2m2): parquet flooring, washbasin, shower (to be redone)
 - WC (1m2): parquet flooring
 - 2 attic roomsparquet flooring
 - 2 rooms (2 x 11m2)parquet flooring
- Outside
- Enclosed garden to the front and rear, terrace on 2 sides

Genel Bilgiler

Yatak odası:	5
Banyo:	2
Bitmiş metrekare:	181 m2
Arazi Büyüklüğü:	1073 m2
Floor Number:	1

Room details

Total rooms:	7
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Building details

Kat Sayısı:	1
Orientation:	S

Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL: https://youtu.be/h_7Lg-oldD8

Contact information

IMLIX ID: IX8.589.587



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