



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## €270300 - Beautifully Presented 3 Bedroomed House With A Covered Pool

### معلومات الوكيل

Christophe GUAY	اسم:
Agence TIC Ruffec	اسم الشركة:
France	بلد:
1985	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+33 (545) 710-046	هاتف:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 270,300

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Sauze-Vaussais  
نشر: 05/02/2025  
وصف:

Well-maintained 3 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m2. Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

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Ground floor :-

Large conservatory (25m2) opening into the lounge

Kitchen (13m2) equipped with an electric oven and hob. Island (which is moveable). Tiled floor



Living room (34m<sup>2</sup>) A cosy room with direct access into the conservatory, and views down the garden.  
Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m<sup>2</sup>) Bath, handbasin and wc. Tiled floor.

WC (1.75m<sup>2</sup>)

Storeroom (4m<sup>2</sup>) with the hot water tank

Office/utility room (22m<sup>2</sup>) Tiled floor. French windows to the front and a staircase to the 3rd bedroom

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Upstairs :-

Landing (7.5m<sup>2</sup>)

Master bedroom (22m<sup>2</sup>) with windows to the front and back. Wooden floor

Bedroom 2 (9m<sup>2</sup>) Wooden floor

Shower room (3m<sup>2</sup>) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m<sup>2</sup> (low beam)

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Outside :

Mature garden

Patio area

Covered pool

Barn/garage

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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الحمامات: 2  
تشطيب قدم مربع: 174 م  
حجم كبير: 5.1 م

### Room details

Total rooms: 6

### Utility details

Heating: نعم فعلا

### Building details

Outdoor Amenities: Pool  
عدد الطوابق: 2

### Lease terms

Date Available:

### Contact information

IX6.644.994 IMLIX ID:

