



€336800 - Detached Stone Property With A Beautiful Garden



Agenten-Info

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|-------------------------|---|
| Name: | Christophe GUAY |
| Name der Firma: | Agence TIC Ruffec |
| Land: | Frankreich |
| Erfahrung seit: | 1985 |
| Art der Dienstleistung: | Immobilien verkaufen |
| Spezialgebiete: | |
| Art der Immobilie: | Wohnungen, Häuser |
| Telefon: | +33 (545) 710-046 |
| Sprachen: | French |
| Webseite: | https://tic-ruffec.com |

Anzeigen-Details

| | |
|----------------|-------------|
| Immobilie für: | Kaufen |
| Preis: | EUR 336,800 |

Standort

| | |
|-----------------------|--------------------|
| Land: | Frankreich |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt: | Sauze-Vaussais |
| Veröffentlicht: | 28.06.2024 |

Beschreibung:

Spacious detached stone property in a quiet and private location at the edge of a hamlet, with beautiful gardens of around 2 acres, including an area of woodland.

The property offers the best of both worlds, being in a countryside location but only 6km from all main amenities and commerce.

In detail it comprises :-

On the ground floor :

Entrance hall (9m²)

Fitted kitchen (22m²), with an integrated dish-washer and oven, gas hob and extractor. Tiled floor and beamed ceiling. Fireplace with an 'insert' woodburner. Door to the rear of the property.



Lounge (31m²) Tiled floor, beams and a fireplace with an 'insert' woodburner

Office (23m²) Tiled floor. Staircase to the first floor

Shower room (9m²) with a shower, wc and handbasin. Plumbing for a washing machine and space for a tumble drier.

First floor :-

Large landing/mezzanine (25m²) which can be used as an extra sitting room, hobby area, or another bedroom

Bedroom (23m²) Beamed ceiling

Large bathroom (19m²) with a bath and vanity unit. Tiled floor

Separate wc

Landing/recess with a staircase to the attic space used as the second bedroom (40m²) (sloping ceilings and low beam). Velux window with electric shutter

Outside :-

Outbuildings including an attached barn, 2 open-fronted hangars, an old stables and former piggery

Covered terrace to the rear of the house

Small above-ground pool

Beautiful mature garden with a well and woodland

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

| | |
|--------------------------|----------------------|
| Schlafzimmer: | 2 |
| Badezimmer: | 2 |
| Fertige m ² : | 222 m ² |
| Grundstücksgröße: | 8.663 m ² |



Zimmerdetails

Zimmer insgesamt: 6
Innenausstattung: Fitted kitchen

Gebäudedetails

Anzahl Etagen: 3

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX5.868.891

