



## €149800 - Beau Pavillon between Ruffec and Sauze-Vaussais



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 165,648

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Δημοσιεύθηκε:	07/06/2024

#### Περιγραφή:

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 (14m<sup>2</sup>): tiled floor
- Study (12m<sup>2</sup>): tiled floor, door leading outside
- Garage (50m<sup>2</sup>): concrete, space for 2 cars in a row



-Boiler room (16m<sup>2</sup>): tiled floor, oil and wood boiler

-Pantry 11m<sup>2</sup> concrete floor

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## Ground floor

-Entrance hall (5m<sup>2</sup>): tiled floor

-Fitted kitchen (16m<sup>2</sup>): tiled floor, patio doors onto terrace

-Living room (31m<sup>2</sup>): parquet flooring, 2 patio doors opening onto terrace

-Hallway (8m<sup>2</sup>) tiled floor

-Bedroom 1 (16m<sup>2</sup>): tiled floor, 2 patio doors opening onto terrace (former hairdresser's salon)

-Bedroom 2 (11m<sup>2</sup>): parquet flooring

-Bedroom 3 (13m<sup>2</sup>): parquet flooring

-WC (2m<sup>2</sup>): tiled floor

-Shower room (5m<sup>2</sup>): tiled floor, shower, bidet, washbasin

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## 1st floor

-Landing (8m<sup>2</sup>): parquet flooring

-Bedroom 4 (15m<sup>2</sup>): parquet floor, wardrobe

-Bedroom 5 (15m<sup>2</sup>) parquet flooring, cupboard with shower room (2m<sup>2</sup>): parquet flooring, washbasin, shower (to be redone)

-WC (1m<sup>2</sup>): parquet flooring

-2 attic rooms parquet flooring

-2 rooms (2 x 11m<sup>2</sup>) parquet flooring

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## Outside

-Enclosed garden to the front and rear, terrace on 2 sides

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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)

### Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	181 τ.μ
Μέγεθος αυλής:	1.073 τ.μ

### Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

### Building details

Αριθμός ορόφων:	2
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### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Virtual tour URL: [http://www.youtube.com/embed/h\\_7Lg-oldD8](http://www.youtube.com/embed/h_7Lg-oldD8)

### Contact information

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