



## €336800 - Detached Stone Property With A Beautiful Garden



### Στοιχεία μεσίτη

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Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 336,800

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Sauze-Vaussais
Δημοσιεύθηκε:	28/06/2024

### Περιγραφή:

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 :-

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On the ground floor :

Entrance hall (9m<sup>2</sup>)

Fitted kitchen (22m<sup>2</sup>), 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.



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Lounge (31m<sup>2</sup>) Tiled floor, beams and a fireplace with an 'insert' woodburner

Office (23m<sup>2</sup>) Tiled floor. Staircase to the first floor

Shower room (9m<sup>2</sup>) with a shower, wc and handbasin. Plumbing for a washing machine and space for a tumble drier.

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First floor :-

Large landing/mezzanine (25m<sup>2</sup>) which can be used as an extra sitting room, hobby area, or another bedroom

Bedroom (23m<sup>2</sup>) Beamed ceiling

Large bathroom (19m<sup>2</sup>) with a bath and vanity unit. Tiled floor

Separate wc

Landing/recess with a staircase to the attic space used as the second bedroom (40m<sup>2</sup>) (sloping ceilings and low beam). Velux window with electric shutter

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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

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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:	2
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	222 τ.μ



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Μέγεθος αυλής: 8.663 τ.μ

### Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

### Building details

Αριθμός ορόφων: 3

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX5.868.891

