



## €119200 - Pretty Charentais Cottage with 4 Bedrooms and Garden 10 Minutes from Sauze Vaussais



### Info Agente

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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 119,200

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Publicado:	10/12/2024

### Descripción:

Bright and sunny Charentais cottage with 4 bedrooms and enclosed gardens plus several outbuildings for storage or conversion into further living space. In a peaceful setting but just 10 minutes from Sauze Vaussais and all its shops and commerce, this pretty house has lots of potential. With a large living room, kitchen and two bedrooms downstairs, plus a further two bedrooms upstairs and a convertible attic. With a little refreshing, this property could become a lovely country residence. Close to shops and schools, it is perfectly situated for a large family.

### Ground Floor

Kitchen : 14,08m<sup>2</sup>, tiled floor

Living Room : 25,14m<sup>2</sup>, flagstones, fireplace and access to the adjoining large barn

Hallway : 2,98m<sup>2</sup>, tiled floor



WC : 1,90m2, tiled floor

Bathroom : 4,6m2, tiled floor

Bedroom 1 : 13,77m2, parquet

Bedroom 2 : 12,67m2, parquet

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Upstairs

Landing : 8m2, carpet

Bedroom 3 : 11,62m2, carpet

Bedroom 4 : 11,62m2, carpet

Convertible Attic : 59,56m2, floorboards

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Outside

Barn 100m2

Workshop

Small outbuildings

Enclosed Garden 1584m2

Well

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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)

## **Común**

Dormitorios:	4
Baños:	1
Pies cuadrados terminados:	120 m2
Tamaño del lote:	1.584 m2



## Room details

Total rooms: 5

## Building details

Número de plantas: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.255

