



## €164800 - Charming 5 Bedroomed Property With A Beautiful Mature Garden



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 164,800

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Publicado:	17/12/2024

### Descripción:

Charming detached 5 bedroomed property with gorgeous mature gardens of around one and half acres. It is situated in a lovely rural setting yet only 2.5km from main commerce and with easy access to the N10 for heading north to Poitiers, or south to Angouleme and Bordeaux. Within a 15 minute drive there are also 2 train stations, at Saint-Saviol and Ruffec, with links to the TGV.

The property has a bedroom and bathroom on the ground floor with a separate entrance from the garden, so there is an opportunity to use this as an annexe for rental income, or alternatively it could be used as the owner's own accommodation, enabling the whole of the upstairs to be used for B&B. Otherwise, it is simply a lovely comfortable home with space to accommodate family and friends.

The property benefits from oil central heating and double-glazing, and is not to be missed!!

In detail it comprises :-

-----

Ground floor :-



Entrance hall (6.5m<sup>2</sup>) Tiled floor

WC with handbasin

Fitted kitchen (10m<sup>2</sup>) Tiled floor. Integrated electric oven and gas hob. Plumbing for a dish-washer. Glazed door to the garden

Lounge (22.5m<sup>2</sup>) Tiled floor. French doors on 2 sides of the room giving views of the garden and letting in plenty of light.

Dining-room (20m<sup>2</sup>) Beams and tiled floor

Utility room (10m<sup>2</sup>) Tiled floor. Storage cupboards, sink and plumbing for a washing machine. Glazed door to the garden.

Hallway / 2nd entrance (7m<sup>2</sup>) Tiled floor, storage cupboards, and a glazed door to the garden

Bedroom (12.5m<sup>2</sup>) Wooden floor

Bathroom (7.5m<sup>2</sup>) Bath, shower, wc, vanity unit and heated towel rail

Cellar with the central heating boiler and hot water tank

-----

Upstairs :-

Landing with space for an office area

Bedroom 1/office (3m<sup>2</sup>) Wooden floor

Bedroom 2 (13m<sup>2</sup>) Wooden floor

Bedroom 3 (10m<sup>2</sup>) Wooden floor. Built-in wardrobes

Bedroom 4 (12m<sup>2</sup>) Wooden floor

Bathroom (3.5m<sup>2</sup>) Bath (with shower attachment above), handbasin and wc

-----

Outside :-

Double garage (45m<sup>2</sup>) and single garage (25m<sup>2</sup>) with electric doors, and with a workshop of 18m<sup>2</sup> in-



between.

Attic space above the workshop and single garage

Garden shed

3 external water taps

Stunning mature garden with a variety of plants and shrubs, an orchard with numerous fruit trees including cherry, apple, plums, quince, pear and fig, and plenty of space for a vegetable patch.

-----  
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:	5
Baños:	2
Pies cuadrados terminados:	130 m2
Tamaño del lote:	6.378 m2

### **Room details**

Total rooms:	8
Indoor Features:	Fitted kitchen

### **Utility details**

Heating:	Sí
----------	----

### **Building details**

Número de plantas:	2
--------------------	---

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.508.476
-----------	-------------



IMLIX

**IMLIX Mercado Inmobiliario**

<https://www.imlix.com/es/>

---

