



€270300 - Beautifully Presented 3 Bedroomed House With A Covered Pool



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:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 270,300

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Sauze-Vaussais
Publicado:	05/02/2025

Descripción:

Well-maintained 3 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m². Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

Ground floor :-

Large conservatory (25m²) opening into the lounge



Kitchen (13m²) equipped with an electric oven and hob. Island (which is moveable). Tiled floor

Living room (34m²) A cosy room with direct access into the conservatory, and views down the garden. Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m²) Bath, handbasin and wc. Tiled floor.

WC (1.75m²)

Storeroom (4m²) with the hot water tank

Office/utility room (22m²) Tiled floor. French windows to the front and a staircase to the 3rd bedroom

Upstairs :-

Landing (7.5m²)

Master bedroom (22m²) with windows to the front and back. Wooden floor

Bedroom 2 (9m²) Wooden floor

Shower room (3m²) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m² (low beam)

Outside :

Mature garden

Patio area

Covered pool

Barn/garage

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

Común



Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	174 m2
Tamaño del lote:	1.5 m2

Room details

Total rooms:	6
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Utility details

Heating:	Sí
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Building details

Outdoor Amenities:	Pool
Número de plantas:	2

Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX6.644.994
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