



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



### Information de l'agent

Nom:	Christophe GUAY
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Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 119,200

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sauze-Vaussais
Soumis:	10/12/2024

#### Description:

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.

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#### 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 : 1,90m<sup>2</sup>, tiled floor

Bathroom : 4,6m<sup>2</sup>, tiled floor

Bedroom 1 : 13,77m<sup>2</sup>, parquet

Bedroom 2 : 12,67m<sup>2</sup>, parquet

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Upstairs

Landing : 8m<sup>2</sup>, carpet

Bedroom 3 : 11,62m<sup>2</sup>, carpet

Bedroom 4 : 11,62m<sup>2</sup>, carpet

Convertible Attic : 59,56m<sup>2</sup>, floorboards

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Outside

Barn 100m<sup>2</sup>

Workshop

Small outbuildings

Enclosed Garden 1584m<sup>2</sup>

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)

## Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	120 m <sup>2</sup>
Dimesions du lot:	1.584 m <sup>2</sup>



## Room details

Total rooms: 5

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.255

