



## €191480 - Spacious Stone Property With Attached Barn In A Quiet Hamlet



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | Christophe GUAY   |
| Cégnév:              | Agence TIC Ruffec   |
| Ország:              | France  |
| Experience since:    | 1985  |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments, Houses  |
| Telefon:             | +33 (545) 710-046   |
| Languages:           | French  |
| Weboldal:            | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Hirdetés részletei

|           |             |
|-----------|-------------|
| Ingatlan: | Eladó       |
| Ár:       | EUR 191,480 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Sauze-Vaussais     |
| Feladta:               | 2023. 09. 07.      |

### Leírás:

Beautiful old house, three bedrooms, with large rooms, heat exchagne pump central heating, a master suite on the ground floor, double glazing, outbuildings and a beautiful mature garden. All this in a quiet hamlet a few kilometres from Sauze-Vaussais.

### Ground floor

- Entrance hall (18m<sup>2</sup>): flagstones, exposed beams
- Lounge (33m<sup>2</sup>): tiled floor, wood burner, exposed beams
- Master Bedroom (22m<sup>2</sup>) tiled floor, built-in wardrobes, exposed beams with en-suite bathroom (7m<sup>2</sup>): tiled floor, bath, WC, bidet, shower
- Fitted kitchen (13m<sup>2</sup>): tiled floor, exposed beams
- WC (3m<sup>2</sup>): tiled floor, washbasin



-Hall (7m2): tiled floor

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1st floor

-Large Landing/Mezzanine (61m2): wooden floor, exposed beams, four velux windows, space to easily create extra bedrooms

-Bathroom (6m2): wooden floor, bath, washbasin, WC

-Bedroom 2 (16m2) with shower room (4m2): wooden floor, shower, WC, washbasin

-Bedroom 3 (17m2): wooden floor, exposed beams

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Exterior

-Enclosed garden and a small wooded area

-Water tap

-Attached barn

-Hangar

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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)

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 3       |
| Fürdőszobák:       | 3       |
| Kész négyzetméter: | 210 nm  |
| Telekméret:        | 2.65 nm |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 5              |
| Indoor Features: | Fitted kitchen |

## Utility details

|          |     |
|----------|-----|
| Heating: | Yes |
|----------|-----|



## Building details

Emeletek száma: 2

## Lease terms

Date Available:

## További információ

Virtual tour URL: [http://www.youtube.com/embed/ZUcD\\_13RRew](http://www.youtube.com/embed/ZUcD_13RRew)

## Contact information

IMLIX ID: IX4.826.997

