



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



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 191,480

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Publicato:	07/09/2023

#### Descrizione:

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 (18m2): flagstones, exposed beams

-Lounge (33m2): tiled floor, wood burner, exposed beams

-Master Bedroom (22m2) tiled floor, built-in wardrobes, exposed beams with en-suite bathroom (7m2): tiled floor, bath, WC, bidet, shower

-Fitted kitchen (13m2): tiled floor, exposed beams



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-WC (3m2): 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)

## Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	210 mq
Dimensione del lotto:	2.65 mq

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Utility details



Heating: Si

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Informazioni aggiuntive

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

## Contact information

IMLIX ID: IX4.826.997

