



€336800 - Detached Stone Property With A Beautiful Garden



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
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 366,473.26

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Publicato:	28/06/2024

Descrizione:

Spacious detached stone property in a quiet and private location at the edge of a hamlet, with beautiful gardens of around 2 acres, including an area of woodland.

The property offers the best of both worlds, being in a countryside location but only 6km from all main amenities and commerce.

In detail it comprises :-

On the ground floor :

Entrance hall (9m²)

Fitted kitchen (22m²), with an integrated dish-washer and oven, gas hob and extractor. Tiled floor and beamed ceiling. Fireplace with an 'insert' woodburner. Door to the rear of the property.



Lounge (31m²) Tiled floor, beams and a fireplace with an 'insert' woodburner

Office (23m²) Tiled floor. Staircase to the first floor

Shower room (9m²) with a shower, wc and handbasin. Plumbing for a washing machine and space for a tumble drier.

First floor :-

Large landing/mezzanine (25m²) which can be used as an extra sitting room, hobby area, or another bedroom

Bedroom (23m²) Beamed ceiling

Large bathroom (19m²) with a bath and vanity unit. Tiled floor

Separate wc

Landing/recess with a staircase to the attic space used as the second bedroom (40m²) (sloping ceilings and low beam). Velux window with electric shutter

Outside :-

Outbuildings including an attached barn, 2 open-fronted hangars, an old stables and former piggery

Covered terrace to the rear of the house

Small above-ground pool

Beautiful mature garden with a well and woodland

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

Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	222 mq
Dimensione del lotto:	8.663 mq



Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Building details

Numero di piani: 3

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.868.891

