



## €164800 - Charming 5 Bedroomed Property With A Beautiful Mature 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 164,800

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Pubblicato:	17/12/2024

### Descrizione:

Charming detached 5 bedroomed property with gorgeous mature gardens of around one and half acres. It is situated in a lovely rural setting yet only 2.5km from main commerce and with easy access to the N10 for heading north to Poitiers, or south to Angouleme and Bordeaux. Within a 15 minute drive there are also 2 train stations, at Saint-Saviol and Ruffec, with links to the TGV.

The property has a bedroom and bathroom on the ground floor with a separate entrance from the garden, so there is an opportunity to use this as an annexe for rental income, or alternatively it could be used as the owner's own accommodation, enabling the whole of the upstairs to be used for B&B. Otherwise, it is simply a lovely comfortable home with space to accommodate family and friends.

The property benefits from oil central heating and double-glazing, and is not to be missed!!

In detail it comprises :-

-----

Ground floor :-



Entrance hall (6.5m<sup>2</sup>) Tiled floor

WC with handbasin

Fitted kitchen (10m<sup>2</sup>) Tiled floor. Integrated electric oven and gas hob. Plumbing for a dish-washer. Glazed door to the garden

Lounge (22.5m<sup>2</sup>) Tiled floor. French doors on 2 sides of the room giving views of the garden and letting in plenty of light.

Dining-room (20m<sup>2</sup>) Beams and tiled floor

Utility room (10m<sup>2</sup>) Tiled floor. Storage cupboards, sink and plumbing for a washing machine. Glazed door to the garden.

Hallway / 2nd entrance (7m<sup>2</sup>) Tiled floor, storage cupboards, and a glazed door to the garden

Bedroom (12.5m<sup>2</sup>) Wooden floor

Bathroom (7.5m<sup>2</sup>) Bath, shower, wc, vanity unit and heated towel rail

Cellar with the central heating boiler and hot water tank

-----

Upstairs :-

Landing with space for an office area

Bedroom 1/office (3m<sup>2</sup>) Wooden floor

Bedroom 2 (13m<sup>2</sup>) Wooden floor

Bedroom 3 (10m<sup>2</sup>) Wooden floor. Built-in wardrobes

Bedroom 4 (12m<sup>2</sup>) Wooden floor

Bathroom (3.5m<sup>2</sup>) Bath (with shower attachment above), handbasin and wc

-----

Outside :-

Double garage (45m<sup>2</sup>) and single garage (25m<sup>2</sup>) with electric doors, and with a workshop of 18m<sup>2</sup> in-



between.

Attic space above the workshop and single garage

Garden shed

3 external water taps

Stunning mature garden with a variety of plants and shrubs, an orchard with numerous fruit trees including cherry, apple, plums, quince, pear and fig, and plenty of space for a vegetable patch.

-----  
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:	5
Bagni:	2
Finito piedi quadrati:	130 mq
Dimensione del lotto:	6.378 mq

## Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Si
----------	----

## Building details

Numero di piani:	2
------------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.508.476
-----------	-------------



# IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

---

