



## €270300 - Beautifully Presented 3 Bedroomed House With A Covered Pool



### 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 270,300

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Publicato:	05/02/2025

#### Descrizione:

Well-maintained 3 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m<sup>2</sup>. Located in a semi-rural location, with pleasant walks and cycling routes, and with all commerce within an easy 10-minute drive. There is also a bar in the village which you could walk to in half an hour.

The beautiful mature garden, with a corner bbq area, is very private, and has an impressive 8m x 4m covered pool as well as a super conservatory which benefits from the morning sun. There is also a barn opposite with space for parking a car as well as plenty of room for storage and a workshop.

The property is double-glazed, and has electric heating as well as a log-burner in the lounge.

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Ground floor :-

Large conservatory (25m<sup>2</sup>) opening into the lounge



Kitchen (13m<sup>2</sup>) equipped with an electric oven and hob. Island (which is moveable). Tiled floor

Living room (34m<sup>2</sup>) A cosy room with direct access into the conservatory, and views down the garden. Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m<sup>2</sup>) Bath, handbasin and wc. Tiled floor.

WC (1.75m<sup>2</sup>)

Storeroom (4m<sup>2</sup>) with the hot water tank

Office/utility room (22m<sup>2</sup>) Tiled floor. French windows to the front and a staircase to the 3rd bedroom

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Upstairs :-

Landing (7.5m<sup>2</sup>)

Master bedroom (22m<sup>2</sup>) with windows to the front and back. Wooden floor

Bedroom 2 (9m<sup>2</sup>) Wooden floor

Shower room (3m<sup>2</sup>) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m<sup>2</sup> (low beam)

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Outside :

Mature garden

Patio area

Covered pool

Barn/garage

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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: 2  
Finito piedi quadrati: 174 mq  
Dimensione del lotto: 1.5 mq

### Room details

Total rooms: 6

### Utility details

Heating: Sì

### Building details

Outdoor Amenities: Pool  
Numero di piani: 2

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.644.994

