



€336800 - Detached Stone Property With A Beautiful Garden



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 366,473.26

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Geplaatst:	28-06-2024

Omschrijving:

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

Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	222 m ²
Lot Afmeting:	8.663 m ²



Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Building details

Aantal verdiepingen: 3

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.868.891

