



## €119200 - Pretty Charentais Cottage with 4 Bedrooms and Garden 10 Minutes from Sauze Vaussais



### 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:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 119,200 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Sauze-Vaussais     |
| Geplaatst:                  | 10-12-2024         |

### Omschrijving:

Bright and sunny Charentais cottage with 4 bedrooms and enclosed gardens plus several outbuildings for storage or conversion into further living space. In a peaceful setting but just 10 minutes from Sauze Vaussais and all it's shops and commerce, this pretty house has lots of potential. With a large living room, kitchen and two bedrooms downstairs, plus a further two bedrooms upstairs and a convertible attic. With a little refreshing, this property could become a lovely country residence. Close to shops and schools, it is perfectly situated for a large family.

### Ground Floor

Kitchen : 14,08m<sup>2</sup>, tiled floor

Living Room : 25,14m<sup>2</sup>, flagstones, fireplace and access to the adjoining large barn

Hallway : 2,98m<sup>2</sup>, tiled floor

WC : 1,90m<sup>2</sup>, tiled floor



Bathroom : 4,6m<sup>2</sup>, tiled floor

Bedroom 1 : 13,77m<sup>2</sup>, parquet

Bedroom 2 : 12,67m<sup>2</sup>, parquet

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Upstairs

Landing : 8m<sup>2</sup>, carpet

Bedroom 3 : 11,62m<sup>2</sup>, carpet

Bedroom 4 : 11,62m<sup>2</sup>, carpet

Convertible Attic : 59,56m<sup>2</sup>, floorboards

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Outside

Barn 100m<sup>2</sup>

Workshop

Small outbuildings

Enclosed Garden 1584m<sup>2</sup>

Well

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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)

## **Algemeen**

|                             |                      |
|-----------------------------|----------------------|
| Slaapkamers:                | 4                    |
| Badkamers:                  | 1                    |
| Afgewerkte vierkante meter: | 120 m <sup>2</sup>   |
| Lot Afmeting:               | 1.584 m <sup>2</sup> |

## **Room details**



Total rooms: 5

### **Building details**

Aantal verdiepingen: 2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.487.255

