



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



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:	EUR 270,300

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauze-Vaussais
Geplaatst:	05-02-2025

Omschrijving:

Well-maintained 3 bedroomed detached property with a mature garden, covered pool and a barn, all on a total plot of 1500m². 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.

Ground floor :-

Large conservatory (25m²) opening into the lounge

Kitchen (13m²) equipped with an electric oven and hob. Island (which is moveable). Tiled floor



Living room (34m²) A cosy room with direct access into the conservatory, and views down the garden. Tiled floor. Staircase to the main bedrooms

Bathroom (5.5m²) Bath, handbasin and wc. Tiled floor.

WC (1.75m²)

Storeroom (4m²) with the hot water tank

Office/utility room (22m²) Tiled floor. French windows to the front and a staircase to the 3rd bedroom

Upstairs :-

Landing (7.5m²)

Master bedroom (22m²) with windows to the front and back. Wooden floor

Bedroom 2 (9m²) Wooden floor

Shower room (3m²) Shower, wc, handbasin and heated towel-rail

Bedroom 3 (from the stairs in the utility room) 20m² (low beam)

Outside :

Mature garden

Patio area

Covered pool

Barn/garage

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

Algemeen

Slaapkamers:

3



Badkamers: 2
Afgewerkte vierkante meter: 174 m²
Lot Afmeting: 1.5 m²

Room details

Total rooms: 6

Utility details

Heating: Ja

Building details

Outdoor Amenities: Pool
Aantal verdiepingen: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.644.994

