



€191480 - Spacious Stone Property With Attached Barn In A Quiet Hamlet



Agent Info

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

Listing details

Property for:	Sale
Price:	USD 217,623.21

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Sauze-Vaussais
Posted:	Sep 07, 2023

Description:

Beautiful old house, three bedrooms, with large rooms, heat excahnge pump central heating, a master suite on the ground floor, double glazing, outbuildings and a beautiful mature garden. All this in a quiet hamlet a few kilometres from Sauze-Vaussais.

Ground floor

- Entrance hall (18m2): flagstones, exposed beams
- Lounge (33m2): tiled floor, wood burner, exposed beams
- Master Bedroom (22m2) tiled floor, built-in wardrobes, exposed beams with en-suite bathroom (7m2): tiled floor, bath, WC, bidet, shower
- Fitted kitchen (13m2): tiled floor, exposed beams
- WC (3m2): tiled floor, washbasin



-Hall (7m2): tiled floor

1st floor

-Large Landing/Mezzanine (61m2): wooden floor, exposed beams, four velux windows, space to easily create extra bedrooms

-Bathroom (6m2): wooden floor, bath, washbasin, WC

-Bedroom 2 (16m2) with shower room (4m2): wooden floor, shower, WC, washbasin

-Bedroom 3 (17m2): wooden floor, exposed beams

Exterior

-Enclosed garden and a small wooded area

-Water tap

-Attached barn

-Hangar

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

Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	210 sq m
Lot Size:	2.65 sq m

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating:	Yes
----------	-----



Building details

Number of Floors: 2

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX4.826.997

