



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



Agent Info

| | |
|-------------------|---|
| Name: | Christophe GUAY |
| Company Name: | Agence TIC Ruffec |
| Country: | France |
| Experience since: | 1985 |
| 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: | EUR 191,480 |

Location

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|------------------------|--------------------|
| 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

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

Room details

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|------------------|----------------|
| Total rooms: | 5 |
| Indoor Features: | Fitted kitchen |

Utility details

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| Heating: | Yes |
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Building details

Number of Floors: 2

Lease terms

Date Available:

Additional information

Virtual tour URL: http://www.youtube.com/embed/ZUcD_13RRew

Contact information

IMLIX ID: IX4.826.997

