



€336800 - Detached Stone Property With A Beautiful Garden



Agent Info

Name:	Christophe GUAY
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Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	EUR 336,800

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Sauze-Vaussais
Posted:	Jun 28, 2024

Description:

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

Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	222 sq m
Lot Size:	8.663 sq m



Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Building details

Number of Floors: 3

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.868.891

