



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



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 191,480

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Sauze-Vaussais
Adicionado:	07/09/2023

#### Informação adicional:

Beautiful old house, three bedrooms, with large rooms, heat exchagne 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 (18m<sup>2</sup>): flagstones, exposed beams

-Lounge (33m<sup>2</sup>): tiled floor, wood burner, exposed beams

-Master Bedroom (22m<sup>2</sup>) tiled floor, built-in wardrobes, exposed beams with en-suite bathroom (7m<sup>2</sup>): tiled floor, bath, WC, bidet, shower

-Fitted kitchen (13m<sup>2</sup>): tiled floor, exposed beams



-WC (3m2): tiled floor, washbasin

-Hall (7m2): tiled floor

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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

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Exterior

-Enclosed garden and a small wooded area

-Water tap

-Attached barn

-Hangar

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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)

## Comum

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	210 m <sup>2</sup>
Tamanho do lote:	2.65 m <sup>2</sup>

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Utility details



Heating: Sim

## **Building details**

Número de pisos: 2

## **Lease terms**

Date Available:

## **Informação adicional**

Virtual tour URL: [http://www.youtube.com/embed/ZUcD\\_13RRew](http://www.youtube.com/embed/ZUcD_13RRew)

## **Contact information**

IMLIX ID: IX4.826.997

