



## €336800 - Detached Stone Property With A Beautiful Garden



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 336,800

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Sauze-Vaussais
Добавлено:	28.06.2024

#### Описание:

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 (9m<sup>2</sup>)

Fitted kitchen (22m<sup>2</sup>), 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 (31m<sup>2</sup>) Tiled floor, beams and a fireplace with an 'insert' woodburner



Office (23m<sup>2</sup>) Tiled floor. Staircase to the first floor

Shower room (9m<sup>2</sup>) with a shower, wc and handbasin. Plumbing for a washing machine and space for a tumble drier.

-----

First floor :-

Large landing/mezzanine (25m<sup>2</sup>) which can be used as an extra sitting room, hobby area, or another bedroom

Bedroom (23m<sup>2</sup>) Beamed ceiling

Large bathroom (19m<sup>2</sup>) with a bath and vanity unit. Tiled floor

Separate wc

Landing/recess with a staircase to the attic space used as the second bedroom (40m<sup>2</sup>) (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](http://www.georisques.gouv.fr)

## **Общие**

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	222 кв м
Площадь участка:	8.663 кв м



## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Building details

Количество этажей: 3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.868.891

