



Old Coach House With Spacious Accommodation And A Garden In The Heart Of A Village - €210,500



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 247,324.41

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	10.12.2025

Beschreibung:

Attractive former coach house proudly sitting on the village square. The property has four bedrooms (2 of which are en-suite), two outbuildings and a beautiful enclosed, south-facing garden with a vegetable plot. The house is in good general condition and is connected to mains drains. Large, fitted kitchen with direct access to the courtyard, double glazed in part and has a recent heat-exchange pump central heating system. The property is hard-wired for the internet throughout with fibre-optic. The market towns of Villefagnan andamp; Chef Boutonne are a short drive away and the village itself offers a great community feel with social possibilities including an active Franco/British society. On the village square is a bar/cafe which is a great focal point for teh community. Possibility to purchase the property furnished. The property could easily lend itself to AirBnB with its layout already offering 2 staircases for owner privacy. Indeed, with the addition of a simple kitchen there would be the opportunity to create a self-contained gite.

Ground floor

- Fitted kitchen (31m2): tiled floor
- Shower room (4m2): tiled floor, washbasin, WC, shower
- Dining room (29m2): tiled floor, wood burner, exposed stones
- Living room (67m2): parquet flooring, exposed stone



-Laundry room (14m2): parquet floor, double washbasin, exposed stones
-WC (2m2): parquet floor
-Living room (35m2): parquet floor, wood burner
1st floor
-Landing (14m2): wooden floor
-Bedroom 1 (36m2): wooden floor with private
Shower room (7m2): wooden floor, WC, washbasin, shower
-Bedroom 2 (14m2): wooden floor
-Bedroom 3 (13m2): wood floor, cupboard
-Shower room (3m2): floor, WC, shower, washbasin
Bedroom 3 (18m2) with dressing room (3m2) and en-suite bathroom (5m2): floorboards, bath, WC, washbasin
2nd floor
Attic of 55m2 with four windows and two velux windows, recently insulated.
Exterior
-Stone barn / workshop of 40m2: concrete floor, electricity
-Hangar of 40m2. with metallic roof
-Enclosed garden with vehicular access to the rear
-Vegetable garden
Gebaut: 1797

Allgemein

Schlafzimmer:	4
Badezimmer:	4
Fertige m ² :	294 m ²
Grundstücksgröße:	1053 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	8
-------------------	---

Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	N

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/kbVEvCftyR8
--------------------------	---

Kontaktinformation

IMLIX ID:	IX8.015.865
-----------	-------------



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

