



Beautiful Character Country House with Outbuildings 7 Minutes from Villefagnan - €170200



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 199,727.67

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	02.03.2026

Beschreibung:

Nestled in a quiet hamlet between Villefagnan and Chef-Boutonne, this beautiful character home offers tranquillity while remaining ideally located.

The property features a spacious and bright kitchen/dining room, along with an equally generous living room fitted with a wood-burning insert ☐ perfect for cosy evenings with family and friends. Comfort is assured year-round thanks to double glazing, electrical installation updated in 2018, compliant drainage system and oil-fired central heating with a recent boiler.

Outside, an attractive stone staircase leads to a charming summer bedroom ☐ an ideal retreat for hosting family and guests ☐ with the possibility to install a wood-burning stove (thermal plate already in place). Relax in the lovely, covered veranda with your morning coffee, or enjoy a peaceful afternoon nap in the shade on sunny days.

A useful range of outbuildings provides excellent additional space with plenty of potential for conversion or simply for storage. The generous grounds, including a wooded section, ensure a peaceful setting with ample room for gardening or even keeping a few chickens.

A property full of charm and character, combining modern comforts with the beauty of the countryside.

GROUND FLOOR:

-Kitchen / Dining Room (31m²): tiled floor, parquet flooring, plus Pantry (2m²): parquet flooring



- Living Room (29m²): laminate flooring, fireplace insert
- WC (2.5m²): tiled floor
- Wash Room (2.5m²): washbasin, tiled floor, access to covered veranda

FIRST FLOOR:

- Landing (8m²): wooden floor
- Bedroom 1 (29m²): wooden floor, exposed stone, with dressing area (possibility of creating an en-suite shower room)
- Bedroom 2 (11m²): wooden flooring, cupboard
- Bedroom 3 (13m²): wooden flooring, cupboard / wardrobe
- Shower room (4.5m²): laminate flooring, shower, washbasin
- WC (1m²): laminate flooring

OUTSIDE:

- Veranda (3000L oil tank)
 - Boiler room : boiler new in 2018
 - Wine cellar (19m²): flagstone floor
 - Summer guest room (19m²): above the wine cellar, wooden floor, cupboard (thermal plasterboard already in place for installing a wood burner)
 - Storage room (20m²): electricity
 - Well and cistern
 - Cowshed (55m²): roof in fair condition
 - Pigsty (50m²): Corrugated roof
 - Hangar (120m²) roof needing attention
 - Barn (42m²) with upper floor: roof in need of repair
- All on a plot of 4786m²

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	150 m ²
Grundstücksgröße:	4786 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	5
-------------------	---

Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/DYnzkj2y8HA>



IMLIX

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

Kontaktinformation

IMLIX ID:

IX8.223.480

