



## Charming House In A Quiet Hamlet With Land Near Villefagnan - €202120



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 202,120

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	27.03.2026

#### Beschreibung:

Located in a peaceful and pleasant hamlet, this detached property will charm you with its character and authenticity. Carefully renovated by skilled craftsmen, it retains original features such as exposed stone walls and beams, giving it a great deal of charm.

The property benefits from a good energy rating (DPE) and offers oil-fired central heating, complemented by an insert fireplace in the kitchen/dining room and a wood-burning stove in the living room.

The fully fitted kitchen opens onto a welcoming living space. Outside, you can enjoy a lovely covered terrace as well as a private enclosed garden.

The house offers three well-proportioned bedrooms with comfortable volumes. A garage located opposite the property completes the offering.

There is also the possibility to purchase the property without the non-adjacent plot of land.

#### GROUND FLOOR:

- Kitchen/Dining Room (36.5m<sup>2</sup>): tiled floor, stone, built-in fireplace, fully fitted
- Living room (35m<sup>2</sup>): tiled floor, wood burner
- Utility room (18m<sup>2</sup>): tiled floor, 2 sinks, exposed stone
- Boiler room: tiled floor, Chappée, new boiler, water softener



- Room (18m<sup>2</sup>): concrete, exposed stone
- Wine cellar: stones on clay floor
- Shower room (3.5m<sup>2</sup>): tiled floor, shower, washbasin, toilet

#### FIRST FLOOR:

- Landing (15m<sup>2</sup>): wooden floor, skylight
- Bathroom (11m<sup>2</sup>): linoleum, toilet, bath, washbasin
- Bedroom (13m<sup>2</sup>): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (14m<sup>2</sup>): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (22m<sup>2</sup>): wooden floor, exposed beams, skylight, mosquito net
- Walk-in wardrobe (6m<sup>2</sup>): wooden floor

#### OUTSIDE:

- Covered terrace (30m<sup>2</sup>): tiled
  - Workshop (12m<sup>2</sup>): concrete, plus loft and tank
  - Rainwater cistern
  - Shed (60m<sup>2</sup>)
  - Enclosed garden
  - Winter garden, fruit trees
  - Garage opposite (25m<sup>2</sup>): space for 1 car
  - Separate plot of land
- All on a plot of 5422m<sup>2</sup>

### Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	184 m <sup>2</sup>
Grundstücksgröße:	5422 m <sup>2</sup>
Stockwerk Nummer:	1

### Zimmerdetails

Zimmer insgesamt:	5
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### Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/cI9jA4I9wMw>

### Kontaktinformation

IMLIX ID: IX8.286.388

