



Charming Country House with Garden, Outbuildings and Great Potential in a Peaceful Hamlet - €91395



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 107,250.94

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	20.03.2026

Beschreibung:

Exclusive to TIC IMMOBILIER: A charming country house offering great potential, ideal for renovation enthusiasts, situated in a quiet hamlet near Villefagnan.

The house has two bedrooms and a study that could easily be converted into an en-suite bathroom. You will also enjoy a pleasant enclosed, walled garden attached to the property, as well as a plot of land situated directly opposite the property.

A small outbuilding and a garage complete the property, with space to park a vehicle.

A property full of charm, perfect for bringing your project to life in a peaceful setting.

Ground Floor:

- Hallway (4m²): tiled floor, exposed stone
- Kitchen (10m²): tiled floor, built-in fireplace, exposed stone, simple
- Living room (22m²): wooden floor, fireplace
- Hallway (4m²): wooden floor

First Floor:

- Landing (3m²): wooden floor
- Bedroom 1 (21m²): wooden floor
- Bedroom 2 (10m²): wooden floor under linoleum



-Study (7m2): wooden floor, accessed via Bedroom 1 or Bedroom 2, potential to create an en-suite bathroom

-Shower room (2.5m2): tiled floor, shower, washbasin, toilet

-Attic: wooden floor, hot water tank

Outside:

-Garden

-Garage: space for 1 car

-Workshop

-Well

-Field opposite

All set on a plot of 1933m2

Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m ² :	86 m ²
Grundstücksgröße:	1933 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	3
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/jOib5j2yZko>

Kontaktinformation

IMLIX ID: IX8.286.390

