



Charming Village Property with Outbuildings and Large Garden - €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:

Situated in the heart of the village of Montjean, this spacious property offers four generously sized bedrooms, a range of outbuildings, and a large rear garden with dual access from both the front courtyard and the end of the garden.

The house is immediately habitable and benefits from oil-fired central heating. However, it would benefit from modernization throughout, including installation of double glazing, an updated sanitation system, and a new kitchen and bathroom making it an ideal project to tailor to your taste.

The substantial barns and outbuildings provide exceptional potential, whether for conversion into a gite, workshop, storage space, or even accommodation for a camping car.

Montjean is an active and welcoming village with a restaurant/bar, primary school, and post office, while the nearby towns of Villefagnan, Ruffec, and Sauze-Vaussais are all within easy driving distance.

GROUND FLOOR:

Kitchen 20 m², tiled floor, insert wood burner, and a pantry

Living room 29 m², wooden floor, fireplace

Entrance hall 7 m², tiled floor

WC 1.5 m², tiled floor

Boiler room



Shower room 4 m², tiled floor, shower, bidet, washbasin

Bedroom 20 m², lino flooring

Hallway 4 m², tiled floor

FIRST FLOOR:

Bedroom 19 m², wooden floor

Bedroom 16 m², carpet over wooden floor

Bedroom 17.5 m², carpet over wooden floor

Landing 8 m², wooden floor, wardrobe, washbasin

WC 1.5 m², lino over wooden floor

EXTERIOR:

Front courtyard, large rear garden with independent vehicle access

Utility/laundry room, wine storehouse

Stable 70 m² with attic

Open barn/hangar 50 m²

Stable 65 m² with attic (roof redone 6 years ago)

Former Pigsty 20 m²

Garage for one car with attic

Small barn 30 m² with attic

All on a plot of 2058m²

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	148 m ²
Grundstücksgröße:	2058 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	5
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/8I5sjT2QTy0>

Kontaktinformation

IMLIX ID: IX8.286.392

