



## Stone House with Barn Conversion Potential near Ruffec and Villefagnan - €99,950



### 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:	USD 116,930.7

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	27.04.2026

### Beschreibung:

Charming stone village house ideally located between the vibrant towns of Ruffec and Villefagnan, both offering a full range of amenities.

The property is in very good overall condition and benefits from recent quality upgrades, including double-glazed windows, a modern drainage system, and a roof that was completely redone in June 2022. No work is required – simply move in and start enjoying the home straight away.

A stone barn completes the property and offers excellent potential for conversion into a second dwelling. It is currently used for storage and also provides covered parking.

### Ground floor:

Fully equipped kitchen open to the dining area (25 m<sup>2</sup>), tiled floor  
Hallway (1.5 m<sup>2</sup>) with built-in storage  
WC (2 m<sup>2</sup>) with plumbing for a washing machine  
Living room (24 m<sup>2</sup>) with chestnut wood flooring and a fireplace insert

### First floor:

Spacious landing / mezzanine (21 m<sup>2</sup>) with chestnut flooring, ideal as an office or occasional bedroom  
Landing 2m<sup>2</sup> Lino  
Shower room (5 m<sup>2</sup>) with shower, WC, sink, velux window, and cupboard housing the hot water tank.  
Bedroom (21 m<sup>2</sup>) with lino flooring, two velux windows



## Outside:

Covered, tiled terrace. Attractive enclosed gardenCourtyard. Stone barn (52 m2) with space for vehicle parking. All on 1051m2.

A property full of character, combining traditional charm with modern comfort☑ideal as a main residence, holiday home, or rental investment.

## Allgemein

Schlafzimmer:	1
Badezimmer:	1
Fertige m <sup>2</sup> :	103 m <sup>2</sup>
Grundstücksgröße:	1051 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	4
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour:	<a href="https://youtu.be/wMTrMeCFF_A">https://youtu.be/wMTrMeCFF_A</a>
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## Kontaktinformation

IMLIX ID:	IX8.409.147
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