



Where Character Meets Comfort ☑ Discover Village Living at Its Best. - €122450



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 139,611.06

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	15.06.2026

Beschreibung:

Step inside this charming two-bedroom home, filled with character and comfort. The PVC double-glazed windows keep it cosy and bright, while the wood-burning stove adds a welcoming touch. Central heating radiators are already in place and just waiting to be reconnected to a new boiler, making it easy to tailor the home to your needs. Set in the heart of Paizay-Naudouin, this well-appointed property enjoys a desirable location within a thriving community, complete with a local bar and easy access to amenities in Villefagnan and Chef-Boutonne.

Perfect as a low-maintenance "lock up and leave" holiday home ☑ as it has been for the past five years ☑ the property also offers excellent potential as a permanent residence or income-generating project. With two spacious barns, there is ample scope for conversion, including the creation of a gite. The property can also be purchased fully furnished, making for a smooth and ready-to-enjoy move. This property combines village charm with modern convenience and exciting opportunities for development.

On the ground floor:

Living room (34m²): exposed beams, laminate flooring, fitted kitchen area, recent wood stove,
WC (1m²): tiled floor,
Hall (4m²): tiled floor, wooden floor, cupboard space,
Closed room to renovate.



On the first floor:

Landing (8m²): wooden floor, cupboard space,

Bedroom 1 (12m²) with dressing room (3m²): wooden floor,

Bedroom 2 (12m²): wooden floor,

Bathroom (8m²): tiled floor, rolltop bathtub, hot water tank, washing machine connection, toilet, cupboard space.

Convertible attic above the entire house: wooden floor.

Outside:

Courtyard and garden/orchard all on a total of 1579m². Covered Terrace. Well. Garage: 1 car,

Barn: 45m² on the ground floor with flagstone floor, double glazing, 45m² on the first floor with skylight, roof in good condition.

Stone barn with courtyard access and independent access to the road (85m²) ample space to park several vehicles.

Stone barn (38m²)

All on a surface area of 1579m²

Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m ² :	90 m ²
Grundstücksgröße:	1579 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/y3GZwXm8Ym8>

Kontaktinformation

IMLIX ID: IX8.589.589



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

