



5-Bedroom Village House with Land and Spacious Hanger - €170200



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 194,053.1

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	19.06.2026

Beschreibung:

Situated on the edge of a village only a 5-minute drive from Villefagnan, this 5-bedroom property on three levels is unique with its large 7639m² plot and impressive 280m² hangar. This hangar is ideal for creating a workshop, storage and even housing animals.

The lower-level benefits from a garage with electric opening. The ground floor has an attached partially enclosed covered terrace to enjoy at any time of day from breakfast through to a relaxing evening with family or friends.

The garden is approximately 90% enclosed, offering added security for you, your family, and your animals. There is equally the opportunity to purchase an additional hectare if required.

Book your viewing today!

Ground floor:

Hall (9m²): tiled floor
Living room (29m²): tiled floor, fireplace insert, 2 French windows leading onto the balcony
Kitchen (13.5m²): tiled floor, fitted kitchen, French window leading onto the balcony
Bedroom (12m²): laminate flooring, fitted wardrobe
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Shower room (8m²): tiled floor, shower plus a second walk-in shower, washbasin, heated towel rail
Toilet (1m²): tiled floor, washbasin
Storage room (3m²): tiled floor

First floor:



Hallway (3m²): laminate flooring
Bedroom (12m²): laminate flooring, built-in wardrobe
Bedroom (14m²): laminate flooring, built-in wardrobe
Attic: concrete floor, 3 windows plus 2 smaller ones

Basement:

Bedroom (10m²): tiled floor, built-in cupboard
Laundry room (22m²): concrete floor, 2 washbasins
Wine cellar (8m²)
Garage (32m²): electric heater, space for 1 car, concrete floor

Outside:

Covered terrace
Enclosed garden (90%)
Workshop (60m²)
Hangar (280m²): concrete, water/electricity

Gebaut: 1977

Allgemein

Schlafzimmer: 5
Badezimmer: 1
Fertige m²: 122 m²
Grundstücksgröße: 7639 m²
Stockwerk Nummer: 1

Zimmerdetails

Zimmer insgesamt: 6

Gebäudedetails

Anzahl Etagen: 1
Ausrichtung: SW

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/9JrZSHVss4E>

Kontaktinformation

IMLIX ID: IX8.625.189

