



## Peaceful Country Home with 4 Bedrooms, Views, Barn and Pool - €134400



### 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 155,076.8 |

#### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Villefagnan        |
| Postleitzahl:         | 16240              |
| Veröffentlicht:       | 29.07.2026         |

#### Beschreibung:

Hamlet house with 4 bedrooms, a stone barn, enclosed garden, large above-ground pool, and glorious views over the surrounding countryside. Immediately habitable, though some minor refreshing work may be required eventually. The property is fitted with double glazing and has oil-fired central heating. A property full of potential, ideal for lovers of peace and nature.

#### GROUND FLOOR:

Entrance 4 m<sup>2</sup> ☐ Tiled floor Living room 34 m<sup>2</sup> ☐ Laminate flooring, French doors to terrace, wood-burning stove, exposed stone Fitted kitchen 15 m<sup>2</sup> ☐ Tiled floor Hallway 4 m<sup>2</sup> ☐ Laminate flooring Bathroom 5 m<sup>2</sup> ☐ Tiled floor WC 1 m<sup>2</sup> ☐ Laminate flooring

#### FIRST FLOOR:

Landing 3.5 m<sup>2</sup> ☐ Wooden floor, cupboard Bedroom 18 m<sup>2</sup> ☐ Wooden floor, 2 windows (including one which is single-glazed) Bedroom 11.5 m<sup>2</sup> ☐ Wooden floor, French doors to balcony with magnificent views over the fields, cupboard Bedroom 11 m<sup>2</sup> ☐ Wooden floor, cupboard Bedroom 10 m<sup>2</sup> ☐ Wooden floor, cupboard Shower room 4 m<sup>2</sup> ☐ Wooden floor, shower, sink, WC, heated towel rail

#### OUTSIDE:

South-facing wooden terrace (to be redone soon) Above-ground pool (approx. 10 m x 4 m) with shower Stone barn 70 m<sup>2</sup>, space to park a car Enclosed garden Electric gate (currently disconnected but can



be restored to working order)

## Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 4                   |
| Badezimmer:              | 2                   |
| Fertige m <sup>2</sup> : | 121 m <sup>2</sup>  |
| Grundstücksgröße:        | 1427 m <sup>2</sup> |
| Stockwerk Nummer:        | 1                   |

## Zimmerdetails

|                   |   |
|-------------------|---|
| Zimmer insgesamt: | 5 |
|-------------------|---|

## Gebäudedetails

|                |   |
|----------------|---|
| Anzahl Etagen: | 1 |
| Ausrichtung:   | W |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                          |                                                                         |
|--------------------------|-------------------------------------------------------------------------|
| URL der virtuellen Tour: | <a href="https://youtu.be/KZ9P5mjzOoA">https://youtu.be/KZ9P5mjzOoA</a> |
|--------------------------|-------------------------------------------------------------------------|

## Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.792.426 |
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