



Country Home with Indoor Pool Between Villefagnan and Ruffec - €145150



Agenten-Info

Name:	Christophe GUAY
Name der	Agence TIC Ruffec
Firma:	
Land:	Frankreich
Erfahrung seit:	1985
Art der	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der	Wohnungen, Häuser
Immobilie:	
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 167,480.63

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	08.08.2026

Beschreibung:

Charming Country Home with Indoor Pool Between Villefagnan and Ruffec

Nestled in a tranquil hamlet halfway between Villefagnan and Ruffec, this property offers fantastic potential to become a warm and welcoming family home.

Step into the spacious lounge, where partially exposed stone walls and a wood-burning insert create a cozy, rustic charm ☑ perfect for lively family moments or quiet evenings. For peaceful solitude, the veranda invites you to relax with a book and enjoy the calm surroundings.

The 8x4 metre indoor, in-ground pool only needs a new liner to be fully operational ☑ allowing you to enjoy a swim in any season, whatever the weather.

Wine lovers will appreciate the generous underground cellar, ideal for building your own collection.

Outside, the large enclosed garden offers space to grow vegetables, play, or simply unwind. Dine alfresco under the covered terrace, whether it's a scorching summer day or a rainy afternoon.

A detached hangar provides ample storage for garden tools and equipment, and could easily be transformed into a workshop or hobby space.

This peaceful property is full of charm and possibilities ☑ all it's missing is you. Possibility to buy the property furnished.

Ground floor:



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- Living room (31m²): tiled floor, fireplace insert, stone walls
 - Hallway (14m²): tiled floor; and Entrance hall (2m²): tiled floor and access to the cellar
 - Toilet (1m²): tiled floor
 - Veranda (8m²): tiled flooring
 - Kitchen (16m²): tiled flooring, fitted
 - Bedroom (10m²): parquet flooring
 - With private bathroom (4m²): tiled flooring, bathtub, sink, towel dryer
 - Dining room (18m²): tiled floor, stone
 - Laundry room/shower room (6m²): tiled floor, toilet, sink, shower
 - Pantry: tiled floor, pool room
 - Large room (80m²): tiled floor, stone, and 8x4m indoor pool (liner replacement required)
 - Upstairs:
 - Landing (10m²): carpeted
 - Bedroom (21m²): carpeted (two sections separated by a single partition)
 - Bedroom (10m²): carpeted, closet
 - Bedroom (30m²): carpeted, to be finished
 - With private bathroom (4m²): wooden floor, toilet, sink, shower
 - Outside:
 - Courtyard
 - Enclosed garden
 - Covered terrace
 - Hangar
- All on a 3237m² plot

Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m ² :	183 m ²
Grundstücksgröße:	3237 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	7
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/os7no5fp0JI>

Kontaktinformation



IMLIX

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

IMLIX ID:

IX8.817.961

