



Detached 3 Bedroomed Stone Property With Views - €123650

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 143,673.85

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	07.09.2026

Beschreibung:

Charming 3-Bedroom Detached Stone Cottage with Countryside Views

Set in a pretty village surrounded by attractive countryside, this charming 3-bedroom detached stone cottage offers a lovely combination of character, comfort and practical living.

Situated on an enclosed plot of approximately 740m², the property provides cosy yet surprisingly spacious accommodation and would make an ideal permanent home or low-maintenance second home.

The property retains plenty of traditional character, including exposed stone walls and beams, while offering modern conveniences such as full double glazing (apart from the shower room window), oil-fired central heating and fibre-optic internet.

Everyday amenities can be found in the market town of Ruffec, approximately 6km away, while a nearby village, just a five-minute drive from the property, has a cafe/bar, and a boulangerie due to open shortly.

GROUND FLOOR

Entrance (4.5m²) Tiled floor and exposed beams.

Fitted Kitchen (11.5m²) A characterful kitchen with exposed stone walls, beams and tiled flooring.

Lounge/Dining Room (30m²) A generous and welcoming reception room with tiled flooring and French doors providing access to the outside.

Second Living/Dining Room (14m²) A versatile additional reception room, ideal as a snug, dining room,



home office or guest bedroom. Tiled flooring.

Rear Hallway (2.5m²) Accessed from the kitchen, with tiled flooring.

WC (1m²) With tiled flooring.

Shower Room (2.8m²) Fitted with a shower and hand basin, with tiled flooring.

Utility Room (5m²) Useful utility space with a pantry cupboard.

FIRST FLOOR

Landing (8m²)

Bedroom 1 (15m²) A spacious double bedroom with laminate flooring and exposed stone walls.

Bedroom 2 (9.5m²) Laminate flooring.

Bedroom 3 (12.5m²) A further comfortable bedroom with laminate flooring and pleasant views over the rear of the property.

Bathroom (5m²) Fitted with a bath and shower over, hand basin and tiled flooring.

Separate WC (1.5m²) With hand basin.

OUTSIDE

The property sits within an enclosed 740m² plot, offering a manageable garden with plenty of scope for outdoor enjoyment.

The outside space includes:

Garden

Covered terrace, ideal for outdoor dining and relaxing

Boiler room

Garage/workshop, providing useful storage and practical workspace

In Summary

A characterful and manageable village property offering three bedrooms, two reception rooms, a good-sized enclosed garden and countryside views. With Ruffec close by and a range of modern essentials already in place, this would be an appealing choice for those looking for a French home with character, whether as a permanent residence or a second home.

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	116 m ²
Grundstücksgröße:	740 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen



IMLIX

IMLIX Immobilienmarkt

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

URL der virtuellen Tour:

<https://youtu.be/>

Kontaktinformation

IMLIX ID:

IX8.944.698

