



## €149950 - Charming Stone Retreat in Tranquil French Village - Ideal Holiday Home



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Christophe GUAY   |
| Όνομα εταιρείας:  | Agence TIC Ruffec   |
| Χώρα:             | France  |
| Experience since: | 1985  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Τηλέφωνο:         | +33 (545) 710-046   |
| Languages:        | French  |
| Site:             | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 173,401.35 |

### Τοποθεσία

|                        |                    |
|------------------------|--------------------|
| Χώρα:                  | France             |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Πόλη:                  | Villefagnan        |
| Δημοσιεύθηκε:          | 09/06/2025         |

### Περιγραφή:

Tucked away in a peaceful village just 10 minutes from Villefagnan and its full range of shops, restaurants, and services, this beautifully restored stone property offers the perfect blend of rustic charm and modern convenience—ideal for international buyers seeking a second home in the French countryside.

Set at the end of a quiet no-through lane, the home enjoys a serene and private setting. The village itself is warm and welcoming, with an active community and a charming bar that serves as the social heart of the area—a great way to meet friendly locals and fellow expats.

Inside, the property offers flexibility and comfort, with three bedrooms upstairs and a fourth on the ground floor, currently used as a dining room. This layout makes it perfect for hosting family and friends or converting into a cosy ground-floor guest suite.

Outside, you'll find exposed stonework and a mature garden that slopes gently down to a peaceful stream, offering uninterrupted views of the surrounding fields—ideal for relaxing with a glass of wine or enjoying outdoor meals in a tranquil setting.



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Practical advantages include connection to mains drainage and a roof that was completely replaced in 2006, with a waterproof membrane installed beneath the tiles—providing peace of mind for years to come.

As an added bonus all curtains and kitchen white goods are included in the sale with furniture available separately allowing for a hassle-free move-in experience—perfect for those looking for a turnkey holiday home in France.

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## Ground floor:

- Entrance hall (7m2): tiled floor
- Lounge (30m2): tiled floor, wood burner (NB. tubage required in the chimney breast to bring up to regulations), French window to garden
- Dining room / Bedroom (14m2): tiled floor, French window to garden
- Kitchen / Dining room (18m2): tiled and carpeted floor
- Bathroom (4m2): tiled floor, washbasin, shower
- WC (2m2): tiled floor

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## First floor:

### Spiral staircase to

- Landing (9m2): carpet, Velux window
- Bedroom (22m2): carpet, beam, exposed stone
- Bathroom (9m2): carpet, bath with shower, bidet, WC, washbasin, Velux window
- Bedroom (20m2): carpet, exposed stone, beam
- Bedroom (12m2): carpet, exposed stone, cupboard with Cumulus, Velux window. This bedroom has independent access via a 2nd staircase in the sitting room or via the second bedroom

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## Outside :



- Garden overlooking stream with useful stone built outbuilding storage/workshop with electricity supply.
- Front courtyard for private parking
- All on a total plot size of 690m2

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 4       |
| Μπάνια:                       | 2       |
| Τελειωμένα τετραγωνικά πόδια: | 147 τ.μ |
| Μέγεθος αυλής:                | 690 τ.μ |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                 |   |
|-----------------|---|
| Αριθμός ορόφων: | 2 |
|-----------------|---|

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX7.023.438

