



Old Coach House With Spacious Accommodation And A Garden In The Heart Of A Village - €210,500



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:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 247,324.41

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	10/12/2025
Περιγραφή:	

Attractive former coach house proudly sitting on the village square. The property has four bedrooms (2 of which are en-suite), two outbuildings and a beautiful enclosed, south-facing garden with a vegetable plot. The house is in good general condition and is connected to mains drains. Large, fitted kitchen with direct access to the courtyard, double glazed in part and has a recent heat-exchange pump central heating system. The property is hard-wired for the internet throughout with fibre-optic. The market towns of Villefagnan andamp; Chef Boutonne are a short drive away and the village itself offers a great community feel with social possibilities including an active Franco/British society. On the village square is a bar/cafe which is a great focal point for teh community. Possibility to purchase the property furnished. The property could easily lend itself to AirBnB with its layout already offering 2 staircases for owner privacy. Indeed, with the addition of a simple kitchen there would be the opportunity to create a self-contained gite.

Ground floor

- Fitted kitchen (31m2): tiled floor
- Shower room (4m2): tiled floor, washbasin, WC, shower
- Dining room (29m2): tiled floor, wood burner, exposed stones
- Living room (67m2): parquet flooring, exposed stone



-Laundry room (14m2): parquet floor, double washbasin, exposed stones
-WC (2m2): parquet floor
-Living room (35m2): parquet floor, wood burner
1st floor
-Landing (14m2): wooden floor
-Bedroom 1 (36m2): wooden floor with private
Shower room (7m2): wooden floor, WC, washbasin, shower
-Bedroom 2 (14m2): wooden floor
-Bedroom 3 (13m2): wood floor, cupboard
-Shower room (3m2): floor, WC, shower, washbasin
Bedroom 3 (18m2) with dressing room (3m2) and en-suite bathroom (5m2): floorboards, bath, WC, washbasin
2nd floor
Attic of 55m2 with four windows and two velux windows, recently insulated.
Exterior
-Stone barn / workshop of 40m2: concrete floor, electricity
-Hangar of 40m2. with metallic roof
-Enclosed garden with vehicular access to the rear
-Vegetable garden
Κατασκευάστηκε: 1797

Κοινά

Κρεβατοκάμαρες: 4
Μπάνια: 4
Τελειωμένα τετραγωνικά πόδια: 294 τ.μ
Μέγεθος αυλής: 1053 τ.μ
Floor Number: 1

Room details

Total rooms: 8

Building details

Αριθμός ορόφων: 1
Orientation: N

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/kbVEvCftyR8>

Contact information

IMLIX ID: IX8.015.865



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