



Beautiful Character Country House with Outbuildings 7 Minutes from Villefagnan - €170200



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
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Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 196,661.54

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	02/03/2026

Περιγραφή:

Nestled in a quiet hamlet between Villefagnan and Chef-Boutonne, this beautiful character home offers tranquillity while remaining ideally located.

The property features a spacious and bright kitchen/dining room, along with an equally generous living room fitted with a wood-burning insert ☑ perfect for cosy evenings with family and friends. Comfort is assured year-round thanks to double glazing, electrical installation updated in 2018, compliant drainage system and oil-fired central heating with a recent boiler.

Outside, an attractive stone staircase leads to a charming summer bedroom ☑ an ideal retreat for hosting family and guests ☑ with the possibility to install a wood-burning stove (thermal plate already in place). Relax in the lovely, covered veranda with your morning coffee, or enjoy a peaceful afternoon nap in the shade on sunny days.

A useful range of outbuildings provides excellent additional space with plenty of potential for conversion or simply for storage. The generous grounds, including a wooded section, ensure a peaceful setting with ample room for gardening or even keeping a few chickens.

A property full of charm and character, combining modern comforts with the beauty of the countryside.

GROUND FLOOR:

-Kitchen / Dining Room (31m2): tiled floor, parquet flooring, plus Pantry (2m2): parquet flooring



- Living Room (29m²): laminate flooring, fireplace insert
- WC (2.5m²): tiled floor
- Wash Room (2.5m²): washbasin, tiled floor, access to covered veranda

FIRST FLOOR:

- Landing (8m²): wooden floor
- Bedroom 1 (29m²): wooden floor, exposed stone, with dressing area (possibility of creating an en-suite shower room)
- Bedroom 2 (11m²): wooden flooring, cupboard
- Bedroom 3 (13m²): wooden flooring, cupboard / wardrobe
- Shower room (4.5m²): laminate flooring, shower, washbasin
- WC (1m²): laminate flooring

OUTSIDE:

- Veranda (3000L oil tank)
 - Boiler room : boiler new in 2018
 - Wine cellar (19m²): flagstone floor
 - Summer guest room (19m²): above the wine cellar, wooden floor, cupboard (thermal plasterboard already in place for installing a wood burner)
 - Storage room (20m²): electricity
 - Well and cistern
 - Cowshed (55m²): roof in fair condition
 - Pigsty (50m²): Corrugated roof
 - Hangar (120m²) roof needing attention
 - Barn (42m²) with upper floor: roof in need of repair
- All on a plot of 4786m²

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	150 τ.μ
Μέγεθος αυλής:	4786 τ.μ
Floor Number:	1

Room details

Total rooms:	5
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Building details

Αριθμός ορόφων:	1
Orientation:	SW

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/DYnzkj2y8HA>



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