



Charming House In A Quiet Hamlet With Land Near Villefagnan - €202120



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 237,185.41

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	27/03/2026

Περιγραφή:

Located in a peaceful and pleasant hamlet, this detached property will charm you with its character and authenticity. Carefully renovated by skilled craftsmen, it retains original features such as exposed stone walls and beams, giving it a great deal of charm.

The property benefits from a good energy rating (DPE) and offers oil-fired central heating, complemented by an insert fireplace in the kitchen/dining room and a wood-burning stove in the living room.

The fully fitted kitchen opens onto a welcoming living space. Outside, you can enjoy a lovely covered terrace as well as a private enclosed garden.

The house offers three well-proportioned bedrooms with comfortable volumes. A garage located opposite the property completes the offering.

There is also the possibility to purchase the property without the non-adjacent plot of land.

GROUND FLOOR:

- Kitchen/Dining Room (36.5m²): tiled floor, stone, built-in fireplace, fully fitted
- Living room (35m²): tiled floor, wood burner
- Utility room (18m²): tiled floor, 2 sinks, exposed stone
- Boiler room: tiled floor, Chapee, new boiler, water softener



- Room (18m²): concrete, exposed stone
- Wine cellar: stones on clay floor
- Shower room (3.5m²): tiled floor, shower, washbasin, toilet

FIRST FLOOR:

- Landing (15m²): wooden floor, skylight
- Bathroom (11m²): linoleum, toilet, bath, washbasin
- Bedroom (13m²): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (14m²): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (22m²): wooden floor, exposed beams, skylight, mosquito net
- Walk-in wardrobe (6m²): wooden floor

OUTSIDE:

- Covered terrace (30m²): tiled
 - Workshop (12m²): concrete, plus loft and tank
 - Rainwater cistern
 - Shed (60m²)
 - Enclosed garden
 - Winter garden, fruit trees
 - Garage opposite (25m²): space for 1 car
 - Separate plot of land
- All on a plot of 5422m²

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	184 τ.μ
Μέγεθος αυλής:	5422 τ.μ
Floor Number:	1

Room details

Total rooms:	5
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/cI9jA4I9wMw>

Contact information

IMLIX ID: IX8.286.388



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