



Charming Country House with Garden, Outbuildings and Great Potential in a Peaceful Hamlet - €91395



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 107,250.94

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	20/03/2026

Περιγραφή:

Exclusive to TIC IMMOBILIER: A charming country house offering great potential, ideal for renovation enthusiasts, situated in a quiet hamlet near Villefagnan.

The house has two bedrooms and a study that could easily be converted into an en-suite bathroom. You will also enjoy a pleasant enclosed, walled garden attached to the property, as well as a plot of land situated directly opposite the property.

A small outbuilding and a garage complete the property, with space to park a vehicle.

A property full of charm, perfect for bringing your project to life in a peaceful setting.

Ground Floor:

- Hallway (4m²): tiled floor, exposed stone
- Kitchen (10m²): tiled floor, built-in fireplace, exposed stone, simple
- Living room (22m²): wooden floor, fireplace
- Hallway (4m²): wooden floor

First Floor:

- Landing (3m²): wooden floor
- Bedroom 1 (21m²): wooden floor
- Bedroom 2 (10m²): wooden floor under linoleum



-Study (7m2): wooden floor, accessed via Bedroom 1 or Bedroom 2, potential to create an en-suite bathroom

-Shower room (2.5m2): tiled floor, shower, washbasin, toilet

-Attic: wooden floor, hot water tank

Outside:

-Garden

-Garage: space for 1 car

-Workshop

-Well

-Field opposite

All set on a plot of 1933m2

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	86 τ.μ
Μέγεθος αυλής:	1933 τ.μ
Floor Number:	1

Room details

Total rooms:	3
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Building details

Αριθμός ορόφων:	1
Orientation:	W

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/jOib5j2yZko>

Contact information

IMLIX ID: IX8.286.390



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