



Stone House with Barn Conversion Potential near Ruffec and Villefagnan - €99,950



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 116,930.7

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	27/04/2026

Περιγραφή:

Charming stone village house ideally located between the vibrant towns of Ruffec and Villefagnan, both offering a full range of amenities.

The property is in very good overall condition and benefits from recent quality upgrades, including double-glazed windows, a modern drainage system, and a roof that was completely redone in June 2022. No work is required—simply move in and start enjoying the home straight away.

A stone barn completes the property and offers excellent potential for conversion into a second dwelling. It is currently used for storage and also provides covered parking.

Ground floor:

Fully equipped kitchen open to the dining area (25 m²), tiled floor
Hallway (1.5 m²) with built-in storage
WC (2 m²) with plumbing for a washing machine
Living room (24 m²) with chestnut wood flooring and a fireplace insert

First floor:

Spacious landing / mezzanine (21 m²) with chestnut flooring, ideal as an office or occasional bedroom
Landing 2m² Lino

Shower room (5 m²) with shower, WC, sink, velux window, and cupboard housing the hot water tank.

Bedroom (21 m²) with lino flooring, two velux windows



Outside:

Covered, tiled terrace. Attractive enclosed garden Courtyard. Stone barn (52 m²) with space for vehicle parking. All on 1051m².

A property full of character, combining traditional charm with modern comfort ☑ ideal as a main residence, holiday home, or rental investment.

Κοινά

Κρεβατοκάμαρες:	1
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	103 τ.μ
Μέγεθος αυλής:	1051 τ.μ
Floor Number:	1

Room details

Total rooms:	4
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Building details

Αριθμός ορόφων:	1
Orientation:	SW

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: https://youtu.be/wMTrMeCFF_A

Contact information

IMLIX ID: IX8.409.147

