



## Comfortable, Pretty 3 Bedroom Village House With Enclosed Gardens - €129999



### Στοιχεία μεσίτη

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Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 150,853.35

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	07/05/2026

### Περιγραφή:

Character stone house with three bedrooms plus a study (or extra guest bedroom). Situated in a pretty village, close to the active town of Villefagnan with its shops, schools, sport clubs and doctor's etc. The town is easily accessible on a bike for your morning ☺croissant run'. This comfortable property benefits from recent central heating with a heat exchange pump system which will heat in the winter and work as refreshing air-conditioning during the long hot summers. In both reception rooms are new wood burners have also been fitted. With one of the bedrooms and the bathroom on the ground floor the house would accommodate an elderly relative or someone of reduced mobility. Outside is a beautiful garden which is enclosed for dogs or other animals if you want to keep chickens or goats etc.

In detail the property comprises:

Kitchen / Diner (19.5m<sup>2</sup>): tiled floor, door to garden, pantry (4m<sup>2</sup>), concrete floor

Sitting Room (34.7m<sup>2</sup>): tiled floor, open to the ceiling, French window to garden, new wood burner (stairs to mezzanine)

Shower room (6.3m<sup>2</sup>): shower, washbasin, wc, washing machine point, tiled floor, exposed beams

Bedroom (9m<sup>2</sup>): window, tiled floor

Study / small guest bedroom (7.3m<sup>2</sup>): window, tiled floor

Dining room (22.7m<sup>2</sup>): tiled floor, French windows to garden, staircase to bedroom, new wood-burning



stove

First floor:

Bedroom (12m<sup>2</sup>): accessed from dining room staircase, wooden floor, velux window, attic space

Mezzanine / Bedroom (11m<sup>2</sup>): accessed from sitting room staircase, wooden floor and access to the attic (possibility of making a shower room for the mezzanine)

Outside:

Enclosed garden with wooden chalet and woodshed

Κατασκευάστηκε: 1792

## Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 1

Τελειωμένα τετραγωνικά 122 τ.μ

πόδια:

Μέγεθος αυλής: 1410 τ.μ

Floor Number: 1

## Room details

Total rooms: 5

## Building details

Αριθμός ορόφων: 1

Orientation: S

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/eiabjsdPP3E>

## Contact information

IMLIX ID: IX8.446.834

