



## Charming Detached 3 Bedroomed Village Property - €91400



### 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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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 106,062.32

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	11/05/2026

Περιγραφή:

Exclusive to TIC !

Charming village property in Villefagnan, situated within walking distance of local amenities and a school, and within easy access of main commerce, road links and the train station in Ruffec.

This lovely light property has 3 double bedrooms and well-maintained gardens to the front and rear, off-road parking and a garage. It is ideal as a holiday home, or a low maintenance family home. It benefits from mains drains, a new roof in 2024, and can be sold with furniture and white goods.

Not to be missed!

In detail it comprises :-

Ground floor :

Entrance hall (10m<sup>2</sup>) Tiled floor. Built-in cupboards. Access to the garage

Fitted kitchen (8m<sup>2</sup>) with a range of base and wall units, and extractor hood. Tiled floor. Door to the rear garden

Lounge/dining-room (16m<sup>2</sup>) Wooden floor

WC/Utility room (2m<sup>2</sup>) with plumbing for a washing machine

First floor :

Landing (2m<sup>2</sup>) Wooden floor



Bedroom 1 (10m2) Wooden floor  
Bedroom 2 (11.5m2) Wooden floor  
Bedroom 3 (7.5m2) Wooden floor  
Bathroom (3.5m2) Bath (with a shower above) and handbasin  
Outside :  
Off road parking to the front.  
Garage (14m2) Double door to the front, and single door at the rear. Hot water tank  
Mature gardens to the front and rear (the rear being fully enclosed and dog-proof)  
Dog kennel/covered terrace

## Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 70 τ.μ  
Μέγεθος αυλής: 526 τ.μ  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Αριθμός ορόφων: 1  
Orientation: W

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

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

## Contact information

IMLIX ID: IX8.446.838

