



## Where Character Meets Comfort ☑ Discover Village Living at Its Best. - €122450



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

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 139,611.06

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	15/06/2026

### Περιγραφή:

Step inside this charming two-bedroom home, filled with character and comfort. The PVC double-glazed windows keep it cosy and bright, while the wood-burning stove adds a welcoming touch. Central heating radiators are already in place and just waiting to be reconnected to a new boiler, making it easy to tailor the home to your needs. Set in the heart of Paizay-Naudouin, this well-appointed property enjoys a desirable location within a thriving community, complete with a local bar and easy access to amenities in Villefagnan and Chef-Boutonne.

Perfect as a low-maintenance "lock up and leave" holiday home ☑ as it has been for the past five years ☑ the property also offers excellent potential as a permanent residence or income-generating project. With two spacious barns, there is ample scope for conversion, including the creation of a gite. The property can also be purchased fully furnished, making for a smooth and ready-to-enjoy move. This property combines village charm with modern convenience and exciting opportunities for development.

### On the ground floor:

Living room (34m<sup>2</sup>): exposed beams, laminate flooring, fitted kitchen area, recent wood stove,  
WC (1m<sup>2</sup>): tiled floor,  
Hall (4m<sup>2</sup>): tiled floor, wooden floor, cupboard space,  
Closed room to renovate.



On the first floor:

Landing (8m<sup>2</sup>): wooden floor, cupboard space,

Bedroom 1 (12m<sup>2</sup>) with dressing room (3m<sup>2</sup>): wooden floor,

Bedroom 2 (12m<sup>2</sup>): wooden floor,

Bathroom (8m<sup>2</sup>): tiled floor, rolltop bathtub, hot water tank, washing machine connection, toilet, cupboard space.

Convertible attic above the entire house: wooden floor.

Outside:

Courtyard and garden/orchard all on a total of 1579m<sup>2</sup>. Covered Terrace. Well. Garage: 1 car,

Barn: 45m<sup>2</sup> on the ground floor with flagstone floor, double glazing, 45m<sup>2</sup> on the first floor with skylight, roof in good condition.

Stone barn with courtyard access and independent access to the road (85m<sup>2</sup>) ample space to park several vehicles.

Stone barn (38m<sup>2</sup>)

All on a surface area of 1579m<sup>2</sup>

## Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	90 τ.μ
Μέγεθος αυλής:	1579 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:	<a href="https://youtu.be/y3GZwXm8Ym8">https://youtu.be/y3GZwXm8Ym8</a>
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## Contact information

IMLIX ID:	IX8.589.589
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