



## 5-Bedroom Village House with Land and Spacious Hanger - €170200



### 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:	EUR 170,200

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	19/06/2026

#### Περιγραφή:

Situated on the edge of a village only a 5-minute drive from Villefagnan, this 5-bedroom property on three levels is unique with its large 7639m<sup>2</sup> plot and impressive 280m<sup>2</sup> hangar. This hangar is ideal for creating a workshop, storage and even housing animals.

The lower-level benefits from a garage with electric opening. The ground floor has an attached partially enclosed covered terrace to enjoy at any time of day from breakfast through to a relaxing evening with family or friends.

The garden is approximately 90% enclosed, offering added security for you, your family, and your animals. There is equally the opportunity to purchase an additional hectare if required.

Book your viewing today!

#### Ground floor:

Hall (9m<sup>2</sup>): tiled floor  
Living room (29m<sup>2</sup>): tiled floor, fireplace insert, 2 French windows leading onto the balcony  
Kitchen (13.5m<sup>2</sup>): tiled floor, fitted kitchen, French window leading onto the balcony  
Bedroom (12m<sup>2</sup>): laminate flooring, fitted wardrobe  
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Shower room (8m<sup>2</sup>): tiled floor, shower plus a second walk-in shower, washbasin, heated towel rail  
Toilet (1m<sup>2</sup>): tiled floor, washbasin  
Storage room (3m<sup>2</sup>): tiled floor

#### First floor:



Hallway (3m2): laminate flooring  
Bedroom (12m2): laminate flooring, built-in wardrobe  
Bedroom (14m2): laminate flooring, built-in wardrobe  
Attic: concrete floor, 3 windows plus 2 smaller ones

Basement:

Bedroom (10m2): tiled floor, built-in cupboard  
Laundry room (22m2): concrete floor, 2 washbasins  
Wine cellar (8m2)  
Garage (32m2): electric heater, space for 1 car, concrete floor

Outside:

Covered terrace  
Enclosed garden (90%)  
Workshop (60m2)  
Hangar (280m2): concrete, water/electricity

Κατασκευάστηκε: 1977

## Κοινά

Κρεβατοκάμαρες: 5  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 122 τ.μ  
Μέγεθος αυλής: 7639 τ.μ  
Floor Number: 1

## Room details

Total rooms: 6

## Building details

Αριθμός ορόφων: 1  
Orientation: SW

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/9JrZSHVss4E>

## Contact information

IMLIX ID: IX8.625.189

