



Peaceful Country Home with 4 Bedrooms, Views, Barn and Pool - €134400



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 155,076.8

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	29/07/2026
Περιγραφή:	

Hamlet house with 4 bedrooms, a stone barn, enclosed garden, large above-ground pool, and glorious views over the surrounding countryside. Immediately habitable, though some minor refreshing work may be required eventually. The property is fitted with double glazing and has oil-fired central heating. A property full of potential, ideal for lovers of peace and nature.

GROUND FLOOR:

Entrance 4 m2 ☐ Tiled floor Living room 34 m2 ☐ Laminate flooring, French doors to terrace, wood-burning stove, exposed stone Fitted kitchen 15 m2 ☐ Tiled floor Hallway 4 m2 ☐ Laminate flooring Bathroom 5 m2 ☐ Tiled floor WC 1 m2 ☐ Laminate flooring

FIRST FLOOR:

Landing 3.5 m2 ☐ Wooden floor, cupboard Bedroom 18 m2 ☐ Wooden floor, 2 windows (including one which is single-glazed) Bedroom 11.5 m2 ☐ Wooden floor, French doors to balcony with magnificent views over the fields, cupboard Bedroom 11 m2 ☐ Wooden floor, cupboard Bedroom 10 m2 ☐ Wooden floor, cupboard Shower room 4 m2 ☐ Wooden floor, shower, sink, WC, heated towel rail

OUTSIDE:

South-facing wooden terrace (to be redone soon) Above-ground pool (approx. 10 m x 4 m) with shower Stone barn 70 m2, space to park a car Enclosed garden Electric gate (currently disconnected but can



be restored to working order)

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	121 τ.μ
Μέγεθος αυλής:	1427 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/KZ9P5mjzOoA
-------------------	---

Contact information

IMLIX ID:	IX8.792.426
-----------	-------------

