



Spacious, Immaculately Maintained Home In Villefagnan ? Move-in Ready - €138700



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 160,038.33

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	06/08/2026
Περιγραφή:	

This townhouse in Villefagnan offers generous living space, comfort, and excellent potential for future customisation. From the moment you step inside, you'll be welcomed by a bright and spacious living area, perfect for entertaining family and friends.

Upstairs, there are two large bedrooms, both fitted with built-in wardrobes. The modern shower room features a walk-in shower and a double vanity unit.

The second floor offers a pleasant surprise with a vast bedroom. This space could easily be converted into two separate bedrooms, as the windows and roof windows (Velux) are already in place. There is also the possibility of adding a second shower room, providing excellent flexibility to adapt the home to your future needs.

Outside, you'll find a private courtyard with a covered area that includes a summer kitchen and the boiler room—an ideal space for enjoying the warmer months.

Ground Floor:

Large living room: 50 m2 ? Tiled flooring. A fireplace insert is installed behind the plasterboard, complete with a ventilation system. Utility/Laundry room: 3 m2 ? Tiled flooring, with WC.

First Floor:

Landing: 5 m2 ? Laminate flooring. Bedroom 1: 19 m2 ? Laminate flooring, built-in wardrobes. Bedroom



2: 22 m2 Laminate flooring, built-in wardrobes, warm-air vent from the fireplace insert. Shower room: 6.5 m2 Tiled flooring, walk-in shower, double vanity.

Second Floor:

Landing: 6 m2 Carpeted, with sloping ceilings. Potential to create a shower room. Bedroom: 40 m2 Carpeted. This large room can easily be divided into two bedrooms, as windows and Velux roof windows are already installed.

Outside:

A private courtyard with a covered section housing a summer kitchen and boiler room. Just 20 metres away, a double garage with electric doors provides space for up to four cars inside and two additional parking spaces in front. A small garden, perfect for creating a vegetable patch. All on 347m2.

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	151 τ.μ
Μέγεθος αυλής:	347 τ.μ
Floor Number:	1

Room details

Total rooms:	4
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Building details

Αριθμός ορόφων:	1
Orientation:	W

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: https://youtu.be/6gCSU_uaz-E

Contact information

IMLIX ID: IX8.817.958

