



Country Home with Indoor Pool Between Villefagnan and Ruffec - €145150



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 167,480.63

Τοποθεσία

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

Charming Country Home with Indoor Pool Between Villefagnan and Ruffec

Nestled in a tranquil hamlet halfway between Villefagnan and Ruffec, this property offers fantastic potential to become a warm and welcoming family home.

Step into the spacious lounge, where partially exposed stone walls and a wood-burning insert create a cozy, rustic charm ☑ perfect for lively family moments or quiet evenings. For peaceful solitude, the veranda invites you to relax with a book and enjoy the calm surroundings.

The 8x4 metre indoor, in-ground pool only needs a new liner to be fully operational ☑ allowing you to enjoy a swim in any season, whatever the weather.

Wine lovers will appreciate the generous underground cellar, ideal for building your own collection.

Outside, the large enclosed garden offers space to grow vegetables, play, or simply unwind. Dine alfresco under the covered terrace, whether it's a scorching summer day or a rainy afternoon.

A detached hangar provides ample storage for garden tools and equipment, and could easily be transformed into a workshop or hobby space.

This peaceful property is full of charm and possibilities ☑ all it's missing is you. Possibility to buy the property furnished.

Ground floor:



-Living room (31m2): tiled floor, fireplace insert, stone walls
-Hallway (14m2): tiled floor; and Entrance hall (2m2): tiled floor and access to the cellar
-Toilet (1m2): tiled floor
-Veranda (8m2): tiled flooring
-Kitchen (16m2): tiled flooring, fitted
-Bedroom (10m2): parquet flooring
With private bathroom (4m2): tiled flooring, bathtub, sink, towel dryer
-Dining room (18m2): tiled floor, stone
-Laundry room/shower room (6m2): tiled floor, toilet, sink, shower
-Pantry: tiled floor, pool room
-Large room (80m2): tiled floor, stone, and 8x4m indoor pool (liner replacement required)
Upstairs:
-Landing (10m2): carpeted
-Bedroom (21m2): carpeted (two sections separated by a single partition)
-Bedroom (10m2): carpeted, closet
-Bedroom (30m2): carpeted, to be finished
With private bathroom (4m2): wooden floor, toilet, sink, shower
Outside:
-Courtyard
-Enclosed garden
-Covered terrace
-Hangar
All on a 3237m2 plot

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	183 τ.μ
Μέγεθος αυλής:	3237 τ.μ
Floor Number:	1

Room details

Total rooms:	7
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://youtu.be/os7no5fp0JI
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Contact information

IMLIX ID:

IX8.817.961

