



Stunning House with Indoor Pool and Studio - €326315



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 379,826.37

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	24/08/2026

Περιγραφή:

This magnificent 5-bedroom property is located only 6km from the beautiful village of Villefagnan. It is perfect for a large family and can provide an income from the separate studio, or equally be an investment opportunity as a gite and chambre d'hôte business. A number of flexible possibilities awaits the future owner.

A rare feature is the indoor swimming pool, which can be enjoyed all year round. There is an enclosed walled garden at the front of the property, with space for four cars, and behind, there is a courtyard and garden, with space for an additional four cars.

Opposite is a lovely area still maintaining the original bread oven.

Book your viewing today!

GROUND FLOOR:

Kitchen (15 m²): fully equipped, tiled flooring, fireplace
Summer kitchen (6 m²): concrete, exposed stone
Dining room (27.5 m²): hardwood floors, exposed beams, fireplace
Entryway (3.5 m²): hardwood floors
Bathroom (4 m²): tiled flooring, toilet, sink, bathtub
Living room (30 m²): hardwood floors
Bedroom 1 (13.5 m²): tiled flooring, exposed stone
Indoor pool (2.5 x 6 m) in a 33 m² room: tiled flooring, dehumidifier, new liner in 2026
Utility room (12 m²): shower, toilet

UPSTAIRS:



Landing 1 (8 m2): carpet, closetBedroom 2 (13.5 m2): carpet, exposed beam, with en suite bathroom (3.5 m2): linoleum, toilet, sink, bathtub with showerBedroom 3 (11 m2): hardwood floors, with en suite bathroom (2 m2): hardwood floors, sink, bathtub with shower, and private toilet (1 m2): hardwood floorsBedroom 4 (16 m2): hardwood floors, exposed beams, accessed from Bedroom 3 or with the possibility of creating a separate entranceBedroom 5 (12 m2): hardwood floors, accessible via the staircase from the kitchen or Landing 1Landing 2 (2 m2): hardwood floorsWalk-in closet (7 m2)

UPSTAIRS STUDIO:

Living Area (25 m2): kitchenette, living room, Velux skylight, walk-in closet / built-in closetBathroom (2 m2): toilet, shower, sinkMezzanine / Bedroom 6 (10 m2)Balcony

OUTSIDE:

Lovely garden enclosed by a low wall and parking for 4 cars in frontCourtyard / garden in the back with parking for 4 carsSmall outbuildingsPlot across the street with a bread oven (200 m2)

Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	213 τ.μ
Μέγεθος αυλής:	1528 τ.μ
Floor Number:	1

Room details

Total rooms:	8
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/8JfGb1p5SIA>

Contact information

IMLIX ID: IX8.885.554

