



Superb 4-Bedroom Country House with Heated Pool and Private Tennis Court near Villefagnan - €375,000



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 435,727.42

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	01/09/2026
Περιγραφή:	

Set in a peaceful little hamlet near Villefagnan, this beautiful, light-filled country house offers a wonderfully private place to enjoy life in the Charente.

Beyond the electric gates, a pretty courtyard and traditional Charentais outbuildings create an immediate sense of character. Inside, the heart of the house is an impressive 78m² living space with wood-burning stove and adjoining kitchen. Large glazed doors bring in plenty of natural light, with remote-controlled curtains adding a thoughtful touch of everyday comfort.

The accommodation is particularly generous, with four spacious bedrooms on the ground floor, three with their own shower rooms, plus a family bathroom and dressing room. Upstairs, a 19m² mezzanine provides a relaxed second sitting area, ideal for reading, working or simply finding a quieter corner of the house.

The kitchen opens onto a covered terrace overlooking the garden, just a few steps from the heated swimming pool. And for tennis lovers, there is a full-size private tennis court tucked away at the far end of the grounds, perfect for long summer matches with family and friends.

With its space, privacy and excellent leisure facilities, this is a lovely French country home for both permanent living and relaxed holidays.

Ground Floor



Living Room / Kitchen: 78.42m², tiled floor, wood-burning stove, electric curtains
Utility Room: 4.34m², tiled floor
Hallway: 8.99m², wooden floor
Bedroom 1: 14.02m², wooden floor, with private shower room of 3.88m², tiled
Bedroom 2: 15.97m², wooden floor, with private shower room of 4.98m², tiled
Small Landing: 4.97m², wooden floor
Bathroom: 4.64m², tiled floor
Bedroom 3: 14.07m², wooden floor
Bedroom 4: 18.89m², wooden floor, with private shower room of 4m², tiled
Dressing Room: 4.35m², wooden floor

First Floor

Mezzanine / Second Sitting Area: 19.72m², wooden floor

Outside

Large garden and courtyard
Heated swimming pool
Private tennis court

Outbuildings:

Barn with traditional bread oven: 12.72m²
Workshop with upper floor: 17.80m²
Additional outbuilding: 9.08m²
Boiler / Pool Equipment Room: 5.57m²

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	201 τ.μ
Μέγεθος αυλής:	3149 τ.μ
Floor Number:	1

Room details

Total rooms:	7
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Building details

Αριθμός ορόφων:	1
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://youtu.be/cIRs-bZi3Cg?is=XoP3MiB0edSPydJZ
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Contact information

IMLIX ID:	IX8.920.918
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