



€158500 - Spacious Village Property With Commerce In Walking Distance



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 158,500

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Publicado:	16/06/2025

Descripción:

If you are looking for a spacious village property, with 3 - 4 bedrooms, 2 bathrooms, and local commerce on your doorstep, then this could be for you. It also has the benefit of double-glazing, gas central heating and mains drains.

In the village there is a school, small supermarket, bakers, butcher, pharmacy, bars and restaurants. A mainline train station is 10km away in Ruffec, which also has large supermarkets and a wide choice of other shops and businesses.

The property provides comfortable living, and has an enclosed, sheltered courtyard at the rear, and a wide balcony along the front, accessed from the first floor, giving a bird's-eye view of the main street.

Attached to the property is a separate small building, with independent access from the street and courtyard, and is useful for storage and as a workshop.

In detail the property comprises :



Ground floor

Entrance hall (17m²) Tiled floor

Kitchen-diner (23.5m²) The kitchen has a range of fitted units and a central island, and an integrated oven and microwave. Tiled floor and carpet

Lounge/dining-room (35m²) Tiled floor

Utility room (7.5m²) lino. Door to the courtyard

WC

1st floor

Landing (17m²) Wooden floor. French windows to the balcony

Bedroom 1 (9m²) Laminate flooring

Bedroom 2 (17m²) Wooden floor

Bedroom 3 (14m²) Wooden floor

Bathroom 1 (10m²) Bath, shower, handbasin and wc. Tiled floor

Bathroom 2 (6m²) Bath, vanity unit, wc, extractor fan and heated towel rail

2nd floor

Attic space (approximately 45m² overall) part of which is currently used as a 4th bedroom (23m²) with a sink. The rest is storage (NB: low beams).

Outside :

Enclosed, sheltered courtyard with a pond with a fountain, storage shed, and a rear door giving access on foot into the village.

Attached building, with water and electrics, comprising 2 rooms of 13.5m² and 9.5m², with attic space above.



Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	156 m2
Tamaño del lote:	176 m2

Room details

Total rooms:	5
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Utility details

Heating:	Sí
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Building details

Número de plantas:	3
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Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.185.406
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