



## Old Coach House With Spacious Accommodation And A Garden In The Heart Of A Village - €210,500



### Info Agente

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Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 210,500

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Código postal:	16240
Publicado:	10/12/2025

### Descripción:

Attractive former coach house proudly sitting on the village square. The property has four bedrooms (2 of which are en-suite), two outbuildings and a beautiful enclosed, south-facing garden with a vegetable plot. The house is in good general condition and is connected to mains drains. Large, fitted kitchen with direct access to the courtyard, double glazed in part and has a recent heat-exchange pump central heating system. The property is hard-wired for the internet throughout with fibre-optic. The market towns of Villefagnan andamp; Chef Boutonne are a short drive away and the village itself offers a great community feel with social possibilities including an active Franco/British society. On the village square is a bar/cafe which is a great focal point for teh community. Possibility to purchase the property furnished. The property could easily lend itself to AirBnB with its layout already offering 2 staircases for owner privacy. Indeed, with the addition of a simple kitchen there would be the opportunity to create a self-contained gite.

### Ground floor

- Fitted kitchen (31m2): tiled floor
- Shower room (4m2): tiled floor, washbasin, WC, shower
- Dining room (29m2): tiled floor, wood burner, exposed stones
- Living room (67m2): parquet flooring, exposed stone



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-Laundry room (14m2): parquet floor, double washbasin, exposed stones  
-WC (2m2): parquet floor  
-Living room (35m2): parquet floor, wood burner  
1st floor  
-Landing (14m2): wooden floor  
-Bedroom 1 (36m2): wooden floor with private  
Shower room (7m2): wooden floor, WC, washbasin, shower  
-Bedroom 2 (14m2): wooden floor  
-Bedroom 3 (13m2): wood floor, cupboard  
-Shower room (3m2): floor, WC, shower, washbasin  
Bedroom 3 (18m2) with dressing room (3m2) and en-suite bathroom (5m2): floorboards, bath, WC, washbasin  
2nd floor  
Attic of 55m2 with four windows and two velux windows, recently insulated.  
Exterior  
-Stone barn / workshop of 40m2: concrete floor, electricity  
-Hangar of 40m2. with metallic roof  
-Enclosed garden with vehicular access to the rear  
-Vegetable garden  
Fabricado: 1797

## Común

Dormitorios:	4
Baños:	4
Pies cuadrados terminados:	294 m2
Tamaño del lote:	1053 m2
Floor Number:	1

## Room details

Total rooms:	8
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## Building details

Número de plantas:	1
Orientation:	N

## Lease terms

Date Available:

## Información adicional

Virtual tour URL:	<a href="https://youtu.be/kbVEvCftyR8">https://youtu.be/kbVEvCftyR8</a>
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## Contact information

IMLIX ID:	IX8.015.865
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