

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



Info Agente

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Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	https://tic-ruffec.com

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 Villefghanan 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 the 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

- 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: <https://youtu.be/kbVEvCftyR8>

Contact information

IMLIX ID: IX8.015.865



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