



Charming House In A Quiet Hamlet With Land Near Villefagnan - €202120



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia 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:	USD 237,185.41

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Código postal:	16240
Publicado:	27/03/2026

Descripción:

Located in a peaceful and pleasant hamlet, this detached property will charm you with its character and authenticity. Carefully renovated by skilled craftsmen, it retains original features such as exposed stone walls and beams, giving it a great deal of charm.

The property benefits from a good energy rating (DPE) and offers oil-fired central heating, complemented by an insert fireplace in the kitchen/dining room and a wood-burning stove in the living room.

The fully fitted kitchen opens onto a welcoming living space. Outside, you can enjoy a lovely covered terrace as well as a private enclosed garden.

The house offers three well-proportioned bedrooms with comfortable volumes. A garage located opposite the property completes the offering.

There is also the possibility to purchase the property without the non-adjacent plot of land.

GROUND FLOOR:

- Kitchen/Dining Room (36.5m²): tiled floor, stone, built-in fireplace, fully fitted
- Living room (35m²): tiled floor, wood burner
- Utility room (18m²): tiled floor, 2 sinks, exposed stone
- Boiler room: tiled floor, Chappee, new boiler, water softener



- Room (18m²): concrete, exposed stone
- Wine cellar: stones on clay floor
- Shower room (3.5m²): tiled floor, shower, washbasin, toilet

FIRST FLOOR:

- Landing (15m²): wooden floor, skylight
- Bathroom (11m²): linoleum, toilet, bath, washbasin
- Bedroom (13m²): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (14m²): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (22m²): wooden floor, exposed beams, skylight, mosquito net
- Walk-in wardrobe (6m²): wooden floor

OUTSIDE:

- Covered terrace (30m²): tiled
 - Workshop (12m²): concrete, plus loft and tank
 - Rainwater cistern
 - Shed (60m²)
 - Enclosed garden
 - Winter garden, fruit trees
 - Garage opposite (25m²): space for 1 car
 - Separate plot of land
- All on a plot of 5422m²

Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	184 m ²
Tamaño del lote:	5422 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/cI9jA4I9wMw>

Contact information

IMLIX ID: IX8.286.388



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