



Comfortable, Pretty 3 Bedroom Village House With Enclosed Gardens - €129999



Info Agente

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País:	Francia
Experiencia 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:	USD 150,853.35

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Código postal:	16240
Publicado:	07/05/2026

Descripción:

Character stone house with three bedrooms plus a study (or extra guest bedroom). Situated in a pretty village, close to the active town of Villefagnan with its shops, schools, sport clubs and doctor's etc. The town is easily accessible on a bike for your morning ☺croissant run'. This comfortable property benefits from recent central heating with a heat exchange pump system which will heat in the winter and work as refreshing air-conditioning during the long hot summers. In both reception rooms are new wood burners have also been fitted. With one of the bedrooms and the bathroom on the ground floor the house would accommodate an elderly relative or someone of reduced mobility. Outside is a beautiful garden which is enclosed for dogs or other animals if you want to keep chickens or goats etc.

In detail the property comprises:

Kitchen / Diner (19.5m²): tiled floor, door to garden, pantry (4m²), concrete floor

Sitting Room (34.7m²): tiled floor, open to the ceiling, French window to garden, new wood burner (stairs to mezzanine)

Shower room (6.3m²): shower, washbasin, wc, washing machine point, tiled floor, exposed beams

Bedroom (9m²): window, tiled floor

Study / small guest bedroom (7.3m²): window, tiled floor

Dining room (22.7m²): tiled floor, French windows to garden, staircase to bedroom, new wood-burning



stove

First floor:

Bedroom (12m2): accessed from dining room staircase, wooden floor, velux window, attic space

Mezzanine / Bedroom (11m2): accessed from sitting room staircase, wooden floor and access to the attic (possibility of making a shower room for the mezzanine)

Outside:

Enclosed garden with wooden chalet and woodshed

Fabricado: 1792

Común

Dormitorios: 3

Baños: 1

Pies cuadrados terminados: 122 m2

Tamaño del lote: 1410 m2

Floor Number: 1

Room details

Total rooms: 5

Building details

Número de plantas: 1

Orientation: S

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/eiabjsdPP3E>

Contact information

IMLIX ID: IX8.446.834

