



## Charming Detached 3 Bedroomed Village Property - €91400



### 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
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 106,062.32

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Código postal:	16240
Publicado:	11/05/2026

### Descripción:

Exclusive to TIC !

Charming village property in Villefagnan, situated within walking distance of local amenities and a school, and within easy access of main commerce, road links and the train station in Ruffec.

This lovely light property has 3 double bedrooms and well-maintained gardens to the front and rear, off-road parking and a garage. It is ideal as a holiday home, or a low maintenance family home. It benefits from mains drains, a new roof in 2024, and can be sold with furniture and white goods.

Not to be missed!

In detail it comprises :-

Ground floor :

Entrance hall (10m2) Tiled floor. Built-in cupboards. Access to the garage

Fitted kitchen (8m2) with a range of base and wall units, and extractor hood. Tiled floor. Door to the rear garden

Lounge/dining-room (16m2) Wooden floor

WC/Utility room (2m2) with plumbing for a washing machine

First floor :

Landing (2m2) Wooden floor



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Bedroom 1 (10m2) Wooden floor  
Bedroom 2 (11.5m2) Wooden floor  
Bedroom 3 (7.5m2) Wooden floor  
Bathroom (3.5m2) Bath (with a shower above) and handbasin  
Outside :  
Off road parking to the front.  
Garage (14m2) Double door to the front, and single door at the rear. Hot water tank  
Mature gardens to the front and rear (the rear being fully enclosed and dog-proof)  
Dog kennel/covered terrace

## Común

Dormitorios: 3  
Baños: 1  
Pies cuadrados terminados: 70 m2  
Tamaño del lote: 526 m2  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Número de plantas: 1  
Orientation: W

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX8.446.838

