



Peaceful Country Home with 4 Bedrooms, Views, Barn and Pool - €134400



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:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 134,400

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Código postal:	16240
Publicado:	29/07/2026

Descripción:

Hamlet house with 4 bedrooms, a stone barn, enclosed garden, large above-ground pool, and glorious views over the surrounding countryside. Immediately habitable, though some minor refreshing work may be required eventually. The property is fitted with double glazing and has oil-fired central heating. A property full of potential, ideal for lovers of peace and nature.

GROUND FLOOR:

Entrance 4 m2 ☐ Tiled floor Living room 34 m2 ☐ Laminate flooring, French doors to terrace, wood-burning stove, exposed stone Fitted kitchen 15 m2 ☐ Tiled floor Hallway 4 m2 ☐ Laminate flooring Bathroom 5 m2 ☐ Tiled floor WC 1 m2 ☐ Laminate flooring

FIRST FLOOR:

Landing 3.5 m2 ☐ Wooden floor, cupboard Bedroom 18 m2 ☐ Wooden floor, 2 windows (including one which is single-glazed) Bedroom 11.5 m2 ☐ Wooden floor, French doors to balcony with magnificent views over the fields, cupboard Bedroom 11 m2 ☐ Wooden floor, cupboard Bedroom 10 m2 ☐ Wooden floor, cupboard Shower room 4 m2 ☐ Wooden floor, shower, sink, WC, heated towel rail

OUTSIDE:

South-facing wooden terrace (to be redone soon) Above-ground pool (approx. 10 m x 4 m) with shower Stone barn 70 m2, space to park a car Enclosed garden Electric gate (currently disconnected but can



be restored to working order)

Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	121 m2
Tamaño del lote:	1427 m2
Floor Number:	1

Room details

Total rooms:	5
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Building details

Número de plantas:	1
Orientation:	W

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/KZ9P5mjzOoA
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Contact information

IMLIX ID:	IX8.792.426
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