



Spacious, Immaculately Maintained Home In Villefagnan ? Move-in Ready - €138700



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 160,038.33

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Código postal:	16240
Publicado:	06/08/2026

Descripción:

This townhouse in Villefagnan offers generous living space, comfort, and excellent potential for future customisation. From the moment you step inside, you'll be welcomed by a bright and spacious living area, perfect for entertaining family and friends.

Upstairs, there are two large bedrooms, both fitted with built-in wardrobes. The modern shower room features a walk-in shower and a double vanity unit.

The second floor offers a pleasant surprise with a vast bedroom. This space could easily be converted into two separate bedrooms, as the windows and roof windows (Velux) are already in place. There is also the possibility of adding a second shower room, providing excellent flexibility to adapt the home to your future needs.

Outside, you'll find a private courtyard with a covered area that includes a summer kitchen and the boiler room?an ideal space for enjoying the warmer months.

Ground Floor:

Large living room: 50 m2 ? Tiled flooring. A fireplace insert is installed behind the plasterboard, complete with a ventilation system. Utility/Laundry room: 3 m2 ? Tiled flooring, with WC.

First Floor:

Landing: 5 m2 ? Laminate flooring. Bedroom 1: 19 m2 ? Laminate flooring, built-in wardrobes. Bedroom



2: 22 m2  Laminate flooring, built-in wardrobes, warm-air vent from the fireplace insert. Shower room: 6.5 m2  Tiled flooring, walk-in shower, double vanity.

Second Floor:

Landing: 6 m2  Carpeted, with sloping ceilings. Potential to create a shower room. Bedroom: 40 m2  Carpeted. This large room can easily be divided into two bedrooms, as windows and Velux roof windows are already installed.

Outside:

A private courtyard with a covered section housing a summer kitchen and boiler room. Just 20 metres away, a double garage with electric doors provides space for up to four cars inside and two additional parking spaces in front. A small garden, perfect for creating a vegetable patch. All on 347m2.

Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	151 m2
Tamaño del lote:	347 m2
Floor Number:	1

Room details

Total rooms:	4
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Building details

Número de plantas:	1
Orientation:	W

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/6gCSU_uaz-E
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Contact information

IMLIX ID:	IX8.817.958
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