



## Detached 3 Bedroomed Stone Property With Views - €123650



### 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:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 143,926.97 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Villefagnan        |
| Código postal:           | 16240              |
| Publicado:               | 07/09/2026         |

### Descripción:

#### Charming 3-Bedroom Detached Stone Cottage with Countryside Views

Set in a pretty village surrounded by attractive countryside, this charming 3-bedroom detached stone cottage offers a lovely combination of character, comfort and practical living.

Situated on an enclosed plot of approximately 740m2, the property provides cosy yet surprisingly spacious accommodation and would make an ideal permanent home or low-maintenance second home.

The property retains plenty of traditional character, including exposed stone walls and beams, while offering modern conveniences such as full double glazing (apart from the shower room window), oil-fired central heating and fibre-optic internet.

Everyday amenities can be found in the market town of Ruffec, approximately 6km away, while a nearby village, just a five-minute drive from the property, has a cafe/bar, and a boulangerie due to open shortly.

#### GROUND FLOOR

Entrance (4.5m2) Tiled floor and exposed beams.

Fitted Kitchen (11.5m2) A characterful kitchen with exposed stone walls, beams and tiled flooring.

Lounge/Dining Room (30m2) A generous and welcoming reception room with tiled flooring and French doors providing access to the outside.

Second Living/Dining Room (14m2) A versatile additional reception room, ideal as a snug, dining room,



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home office or guest bedroom. Tiled flooring.

Rear Hallway (2.5m2) Accessed from the kitchen, with tiled flooring.

WC (1m2) With tiled flooring.

Shower Room (2.8m2) Fitted with a shower and hand basin, with tiled flooring.

Utility Room (5m2) Useful utility space with a pantry cupboard.

## FIRST FLOOR

Landing (8m2)

Bedroom 1 (15m2) A spacious double bedroom with laminate flooring and exposed stone walls.

Bedroom 2 (9.5m2) Laminate flooring.

Bedroom 3 (12.5m2) A further comfortable bedroom with laminate flooring and pleasant views over the rear of the property.

Bathroom (5m2) Fitted with a bath and shower over, hand basin and tiled flooring.

Separate WC (1.5m2) With hand basin.

## OUTSIDE

The property sits within an enclosed 740m2 plot, offering a manageable garden with plenty of scope for outdoor enjoyment.

The outside space includes:

Garden

Covered terrace, ideal for outdoor dining and relaxing

Boiler room

Garage/workshop, providing useful storage and practical workspace

## In Summary

A characterful and manageable village property offering three bedrooms, two reception rooms, a good-sized enclosed garden and countryside views. With Ruffec close by and a range of modern essentials already in place, this would be an appealing choice for those looking for a French home with character, whether as a permanent residence or a second home.

## Común

|                            |        |
|----------------------------|--------|
| Dormitorios:               | 3      |
| Baños:                     | 2      |
| Pies cuadrados terminados: | 116 m2 |
| Tamaño del lote:           | 740 m2 |
| Floor Number:              | 1      |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                    |   |
|--------------------|---|
| Número de plantas: | 1 |
| Orientation:       | S |

## Lease terms

Date Available:

## Información adicional



# IMLIX

**IMLIX Mercado Inmobiliario**  
<https://www.imlix.com/es/>

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

## **Contact information**

IMLIX ID: IX8.944.698

