



Authentic Stone Charm Meets Modern Comfort in this Spacious 4-Bedroom Home - €187424



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 210,752.28

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Código postal:	16240
Publicado:	21/09/2026

Descripción:

A very attractive house built from local stone, well-situated between the towns of Ruffec, Villefagnan, and Sauze-Entre-Bois. It offers four bedrooms including one on the ground floor, which is very convenient for those with reduced mobility or could serve as an office. The property is very well-maintained and features modern comforts such as central heating, double glazing, and a compliant drainage system, all while retaining its period charm.

GROUND FLOOR

Fitted kitchen (34m²): Tiled floor, exposed beams, installed in 2023, sealed-off stone fireplace
Living room (32m²): Tiled floor, exposed beams
Bedroom/Office (12m²): Tiled floor, built-in cupboard
Utility room (2m²): Tiled floor
WC (1m²): Lino
Hallway (9m²): Tiled floor, access to cellar (which also has external access), water softener
Bathroom (5m²): Vinyl flooring, bidet, washbasin, small bathtub (functional but in need of refurbishment)

UPSTAIRS

Landing (11m²): Vinyl flooring, Velux window with electric / solar blind, exposed beam
Bedroom (22m²): Laminate flooring, exposed beams; includes a walk-in wardrobe (9m²) with laminate flooring and exposed beams. Potential to create a master suite.
Bedroom (16m²): Laminate flooring, two built-in cupboards, exposed beams
Bedroom (14m²): Laminate flooring, exposed beams
Bathroom (7m²): Vinyl



flooring, bathtub with shower, washbasin, heated towel railWC (2m2): Vinyl flooring

EXTERIOR

Attached barn housing the oil tank and boiler (burner replaced in 2023)Open barn/Covered terrace (110m2): Concrete floor, 3,000-litre rain water tank, parking space for 4 cars. Large enclosed courtyard with remote-controlled gateGarden/vegetable patch opposite (670 m2) with a communal well nearbyAll on a total of 1215m2

Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	179 m2
Tamaño del lote:	1215 m2
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/aKnr-rvF38M
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Contact information

IMLIX ID:	IX9.000.505
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