



Charming Renovated Farmhouse ☑ Between Villefagnan and Chef-Boutonne - €265,950



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 307,764.96

Location

Pays:	France
Indicatif régional:	16240
Soumis:	07/10/2025

Description:

Charming Renovated Farmhouse ☑ Between Villefagnan and Chef-Boutonne

Located in a peaceful hamlet, this beautiful property combines the charm of the old with modern comfort. Carefully renovated throughout, it offers spacious and light-filled rooms, a quality fitted kitchen, four lovely bedrooms, and a stunning tree-lined garden.

The farming activity continues discreetly on-site, now managed by the next generation. There are no animals or disturbances ☑ the home enjoys a calm and serene setting.

A rare opportunity, ideal for countryside lovers looking for an authentic lifestyle while staying close to local amenities.

Ground Floor

Entrance Hall : 4,37m2, tiles and stairs to first floor and to the basement.

Living Room : 35,84m2, parquet and fireplace with pellet boiler.

Kitchen : 38,35m2, tiles, french windows to terrace.

Basement

Corridor : 1,1m2, tiles

WC : 1,86m2, tiles

Office : 14,66m2, tiles

Laundry : 7,05m2, tiles

Cave : 10m2



1st Floor

Galleried Landing 13,85m2, parquet

Bedroom 1 : 14,13m2, carpet

WC : 1,7m2, tiles

Bedroom 2 : 14,47m2, carpet

Bedroom 3 : 15,9m2, carpet

Bedroom 4 : 16,07m2, parquet

Shower Room : 5,6m2, tiles

Outside

Terrace with views onto grounds.

Covered Eating Area

Garage : 46,55m2, concrete

Gardens : 8511m2

Commun

Chambres: 4

Salle de bains: 1

Pied carré fini: 192 m²

Dimesions du lot: 8511 m²

Floor Number: 1

Room details

Total rooms: 6

Building details

Nombre de pieds carrés: 1

Orientation: SE

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.682.799

