



Old Coach House With Spacious Accommodation And A Garden In The Heart Of A Village - €210,500



Information de l'agent

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Expérience since:	1985
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Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 210,500

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Indicatif régional:	16240
Soumis:	10/12/2025

Description:

Attractive former coach house proudly sitting on the village square. The property has four bedrooms (2 of which are en-suite), two outbuildings and a beautiful enclosed, south-facing garden with a vegetable plot. The house is in good general condition and is connected to mains drains. Large, fitted kitchen with direct access to the courtyard, double glazed in part and has a recent heat-exchange pump central heating system. The property is hard-wired for the internet throughout with fibre-optic. The market towns of Villefagnan andamp; Chef Boutonne are a short drive away and the village itself offers a great community feel with social possibilities including an active Franco/British society. On the village square is a bar/cafe which is a great focal point for the community. Possibility to purchase the property furnished. The property could easily lend itself to AirBnB with its layout already offering 2 staircases for owner privacy. Indeed, with the addition of a simple kitchen there would be the opportunity to create a self-contained gite.

Ground floor

- Fitted kitchen (31m2): tiled floor
- Shower room (4m2): tiled floor, washbasin, WC, shower
- Dining room (29m2): tiled floor, wood burner, exposed stones
- Living room (67m2): parquet flooring, exposed stone



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- Laundry room (14m2): parquet floor, double washbasin, exposed stones
 - WC (2m2): parquet floor
 - Living room (35m2): parquet floor, wood burner
- 1st floor
- Landing (14m2): wooden floor
 - Bedroom 1 (36m2): wooden floor with private Shower room (7m2): wooden floor, WC, washbasin, shower
 - Bedroom 2 (14m2): wooden floor
 - Bedroom 3 (13m2): wood floor, cupboard
 - Shower room (3m2): floor, WC, shower, washbasin
 - Bedroom 3 (18m2) with dressing room (3m2) and en-suite bathroom (5m2): floorboards, bath, WC, washbasin
- 2nd floor
- Attic of 55m2 with four windows and two velux windows, recently insulated.
- Exterior
- Stone barn / workshop of 40m2: concrete floor, electricity
 - Hangar of 40m2. with metallic roof
 - Enclosed garden with vehicular access to the rear
 - Vegetable garden

Année: 1797

Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	294 m ²
Dimesions du lot:	1053 m ²
Floor Number:	1

Room details

Total rooms:	8
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Building details

Nombre de pieds carrés:	1
Orientation:	N

Lease terms

Date Available:

Information additionnelle

Virtual tour URL:	https://youtu.be/kbVEvCftyR8
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Contact information

IMLIX ID:	IX8.015.865
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