



## Charming House In A Quiet Hamlet With Land Near Villefagnan - €202120



### Information de l'agent

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Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 237,185.41

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Indicatif régional:	16240
Soumis:	27/03/2026

#### Description:

Located in a peaceful and pleasant hamlet, this detached property will charm you with its character and authenticity. Carefully renovated by skilled craftsmen, it retains original features such as exposed stone walls and beams, giving it a great deal of charm.

The property benefits from a good energy rating (DPE) and offers oil-fired central heating, complemented by an insert fireplace in the kitchen/dining room and a wood-burning stove in the living room.

The fully fitted kitchen opens onto a welcoming living space. Outside, you can enjoy a lovely covered terrace as well as a private enclosed garden.

The house offers three well-proportioned bedrooms with comfortable volumes. A garage located opposite the property completes the offering.

There is also the possibility to purchase the property without the non-adjacent plot of land.

#### GROUND FLOOR:

- Kitchen/Dining Room (36.5m<sup>2</sup>): tiled floor, stone, built-in fireplace, fully fitted
- Living room (35m<sup>2</sup>): tiled floor, wood burner
- Utility room (18m<sup>2</sup>): tiled floor, 2 sinks, exposed stone
- Boiler room: tiled floor, Chappee, new boiler, water softener



- Room (18m<sup>2</sup>): concrete, exposed stone
- Wine cellar: stones on clay floor
- Shower room (3.5m<sup>2</sup>): tiled floor, shower, washbasin, toilet

#### FIRST FLOOR:

- Landing (15m<sup>2</sup>): wooden floor, skylight
- Bathroom (11m<sup>2</sup>): linoleum, toilet, bath, washbasin
- Bedroom (13m<sup>2</sup>): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (14m<sup>2</sup>): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (22m<sup>2</sup>): wooden floor, exposed beams, skylight, mosquito net
- Walk-in wardrobe (6m<sup>2</sup>): wooden floor

#### OUTSIDE:

- Covered terrace (30m<sup>2</sup>): tiled
  - Workshop (12m<sup>2</sup>): concrete, plus loft and tank
  - Rainwater cistern
  - Shed (60m<sup>2</sup>)
  - Enclosed garden
  - Winter garden, fruit trees
  - Garage opposite (25m<sup>2</sup>): space for 1 car
  - Separate plot of land
- All on a plot of 5422m<sup>2</sup>

### Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	184 m <sup>2</sup>
Dimesions du lot:	5422 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms:	5
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### Building details

Nombre de pieds carrés:	1
Orientation:	S

### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL: <https://youtu.be/cI9jA4I9wMw>

### Contact information

IMLIX ID: IX8.286.388



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