



## Charming Country House with Garden, Outbuildings and Great Potential in a Peaceful Hamlet - €91395



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 107,250.94

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Indicatif régional:	16240
Soumis:	20/03/2026

#### Description:

Exclusive to TIC IMMOBILIER: A charming country house offering great potential, ideal for renovation enthusiasts, situated in a quiet hamlet near Villefagnan.

The house has two bedrooms and a study that could easily be converted into an en-suite bathroom. You will also enjoy a pleasant enclosed, walled garden attached to the property, as well as a plot of land situated directly opposite the property.

A small outbuilding and a garage complete the property, with space to park a vehicle.

A property full of charm, perfect for bringing your project to life in a peaceful setting.

#### Ground Floor:

- Hallway (4m<sup>2</sup>): tiled floor, exposed stone
- Kitchen (10m<sup>2</sup>): tiled floor, built-in fireplace, exposed stone, simple
- Living room (22m<sup>2</sup>): wooden floor, fireplace
- Hallway (4m<sup>2</sup>): wooden floor

#### First Floor:

- Landing (3m<sup>2</sup>): wooden floor
- Bedroom 1 (21m<sup>2</sup>): wooden floor
- Bedroom 2 (10m<sup>2</sup>): wooden floor under linoleum



-Study (7m2): wooden floor, accessed via Bedroom 1 or Bedroom 2, potential to create an en-suite bathroom

-Shower room (2.5m2): tiled floor, shower, washbasin, toilet

-Attic: wooden floor, hot water tank

Outside:

-Garden

-Garage: space for 1 car

-Workshop

-Well

-Field opposite

All set on a plot of 1933m2

## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	86 m <sup>2</sup>
Dimesions du lot:	1933 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
--------------	---

## Building details

Nombre de pieds carrés:	1
Orientation:	W

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/jOib5j2yZko>

## Contact information

IMLIX ID: IX8.286.390

