



Stone House with Barn Conversion Potential near Ruffec and Villefagnan - €99,950



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
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 117,290.13

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Indicatif régional:	16240
Soumis:	27/04/2026

Description:

Charming stone village house ideally located between the vibrant towns of Ruffec and Villefagnan, both offering a full range of amenities.

The property is in very good overall condition and benefits from recent quality upgrades, including double-glazed windows, a modern drainage system, and a roof that was completely redone in June 2022. No work is required—simply move in and start enjoying the home straight away.

A stone barn completes the property and offers excellent potential for conversion into a second dwelling. It is currently used for storage and also provides covered parking.

Ground floor:

Fully equipped kitchen open to the dining area (25 m²), tiled floor
Hallway (1.5 m²) with built-in storage
WC (2 m²) with plumbing for a washing machine
Living room (24 m²) with chestnut wood flooring and a fireplace insert

First floor:

Spacious landing / mezzanine (21 m²) with chestnut flooring, ideal as an office or occasional bedroom
Landing 2m² Lino

Shower room (5 m²) with shower, WC, sink, velux window, and cupboard housing the hot water tank.

Bedroom (21 m²) with lino flooring, two velux windows



Outside:

Covered, tiled terrace. Attractive enclosed garden Courtyard. Stone barn (52 m²) with space for vehicle parking. All on 1051m².

A property full of character, combining traditional charm with modern comfort ☑ ideal as a main residence, holiday home, or rental investment.

Commun

Chambres:	1
Salle de bains:	1
Pied carré fini:	103 m ²
Dimesions du lot:	1051 m ²
Floor Number:	1

Room details

Total rooms:	4
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Building details

Nombre de pieds carrés:	1
Orientation:	SW

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: https://youtu.be/wMTrMeCFF_A

Contact information

IMLIX ID: IX8.409.147

