



## 5-Bedroom Village House with Land and Spacious Hanger - €170200

### Information de l'agent

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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 194,053.1

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Indicatif régional:	16240
Soumis:	19/06/2026

### Description:

Situated on the edge of a village only a 5-minute drive from Villefagnan, this 5-bedroom property on three levels is unique with its large 7639m<sup>2</sup> plot and impressive 280m<sup>2</sup> hangar. This hangar is ideal for creating a workshop, storage and even housing animals.

The lower-level benefits from a garage with electric opening. The ground floor has an attached partially enclosed covered terrace to enjoy at any time of day from breakfast through to a relaxing evening with family or friends.

The garden is approximately 90% enclosed, offering added security for you, your family, and your animals. There is equally the opportunity to purchase an additional hectare if required.

Book your viewing today!

### Ground floor:

Hall (9m<sup>2</sup>): tiled floor  
Living room (29m<sup>2</sup>): tiled floor, fireplace insert, 2 French windows leading onto the balcony  
Kitchen (13.5m<sup>2</sup>): tiled floor, fitted kitchen, French window leading onto the balcony  
Bedroom (12m<sup>2</sup>): laminate flooring, fitted wardrobe  
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Shower room (8m<sup>2</sup>): tiled floor, shower plus a second walk-in shower, washbasin, heated towel rail  
Toilet (1m<sup>2</sup>): tiled floor, washbasin  
Storage room (3m<sup>2</sup>): tiled floor

### First floor:



Hallway (3m<sup>2</sup>): laminate flooring  
Bedroom (12m<sup>2</sup>): laminate flooring, built-in wardrobe  
Bedroom (14m<sup>2</sup>): laminate flooring, built-in wardrobe  
Attic: concrete floor, 3 windows plus 2 smaller ones  
Basement:  
Bedroom (10m<sup>2</sup>): tiled floor, built-in cupboard  
Laundry room (22m<sup>2</sup>): concrete floor, 2 washbasins  
Wine cellar (8m<sup>2</sup>)  
Garage (32m<sup>2</sup>): electric heater, space for 1 car, concrete floor  
Outside:  
Covered terrace  
Enclosed garden (90%)  
Workshop (60m<sup>2</sup>)  
Hangar (280m<sup>2</sup>): concrete, water/electricity  
Année: 1977

## Commun

Chambres: 5  
Salle de bains: 1  
Pied carré fini: 122 m<sup>2</sup>  
Dimensions du lot: 7639 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 6

## Building details

Nombre de pieds carrés: 1  
Orientation: SW

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/9JrZSHVss4E>

## Contact information

IMLIX ID: IX8.625.189

