



## Beautiful Character Country House with Outbuildings 7 Minutes from Villefagnan - €170200



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 196,661.54

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Villefagnan
Irányítószám:	16240
Feladta:	2026. 03. 02.

### Leírás:

Nestled in a quiet hamlet between Villefagnan and Chef-Boutonne, this beautiful character home offers tranquillity while remaining ideally located.

The property features a spacious and bright kitchen/dining room, along with an equally generous living room fitted with a wood-burning insert ☑ perfect for cosy evenings with family and friends. Comfort is assured year-round thanks to double glazing, electrical installation updated in 2018, compliant drainage system and oil-fired central heating with a recent boiler.

Outside, an attractive stone staircase leads to a charming summer bedroom ☑ an ideal retreat for hosting family and guests ☑ with the possibility to install a wood-burning stove (thermal plate already in place). Relax in the lovely, covered veranda with your morning coffee, or enjoy a peaceful afternoon nap in the shade on sunny days.

A useful range of outbuildings provides excellent additional space with plenty of potential for conversion or simply for storage. The generous grounds, including a wooded section, ensure a peaceful setting with ample room for gardening or even keeping a few chickens.

A property full of charm and character, combining modern comforts with the beauty of the countryside.

### GROUND FLOOR:

- Kitchen / Dining Room (31m<sup>2</sup>): tiled floor, parquet flooring, plus Pantry (2m<sup>2</sup>): parquet flooring
- Living Room (29m<sup>2</sup>): laminate flooring, fireplace insert



- WC (2.5m<sup>2</sup>): tiled floor
- Wash Room (2.5m<sup>2</sup>): washbasin, tiled floor, access to covered veranda

#### FIRST FLOOR:

- Landing (8m<sup>2</sup>): wooden floor
- Bedroom 1 (29m<sup>2</sup>): wooden floor, exposed stone, with dressing area (possibility of creating an en-suite shower room)
- Bedroom 2 (11m<sup>2</sup>): wooden flooring, cupboard
- Bedroom 3 (13m<sup>2</sup>): wooden flooring, cupboard / wardrobe
- Shower room (4.5m<sup>2</sup>): laminate flooring, shower, washbasin
- WC (1m<sup>2</sup>): laminate flooring

#### OUTSIDE:

- Veranda (3000L oil tank)
  - Boiler room : boiler new in 2018
  - Wine cellar (19m<sup>2</sup>): flagstone floor
  - Summer guest room (19m<sup>2</sup>): above the wine cellar, wooden floor, cupboard (thermal plasterboard already in place for installing a wood burner)
  - Storage room (20m<sup>2</sup>): electricity
  - Well and cistern
  - Cowshed (55m<sup>2</sup>): roof in fair condition
  - Pigsty (50m<sup>2</sup>): Corrugated roof
  - Hangar (120m<sup>2</sup>) roof needing attention
  - Barn (42m<sup>2</sup>) with upper floor: roof in need of repair
- All on a plot of 4786m<sup>2</sup>

### Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	150 nm
Telekméret:	4786 nm
Floor Number:	1

### Room details

Total rooms:	5
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### Building details

Emeletek száma:	1
Orientation:	SW

### Lease terms

Date Available:

### További információ

Virtual tour URL: <https://youtu.be/DYnzkj2y8HA>

### Contact information



IMLIX

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