



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



### Ügynök információ

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

Ingatlan:	Eladó
Ár:	USD 237,185.41

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Villefagnan
Irányítószám:	16240
Feladta:	2026. 03. 27.

### Leírás:

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, Chappée, new boiler, water softener
- Room (18m<sup>2</sup>): concrete, exposed stone



- Wine cellar: stones on clay floor
- Shower room (3.5m2): tiled floor, shower, washbasin, toilet

#### FIRST FLOOR:

- Landing (15m2): wooden floor, skylight
- Bathroom (11m2): linoleum, toilet, bath, washbasin
- Bedroom (13m2): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (14m2): wooden floor, exposed beams, skylight, mosquito net
- Bedroom (22m2): wooden floor, exposed beams, skylight, mosquito net
- Walk-in wardrobe (6m2): wooden floor

#### OUTSIDE:

- Covered terrace (30m2): tiled
  - Workshop (12m2): concrete, plus loft and tank
  - Rainwater cistern
  - Shed (60m2)
  - Enclosed garden
  - Winter garden, fruit trees
  - Garage opposite (25m2): space for 1 car
  - Separate plot of land
- All on a plot of 5422m2

### Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	184 nm
Telekméret:	5422 nm
Floor Number:	1

### Room details

Total rooms:	5
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### Building details

Emeletek száma:	1
Orientation:	S

### Lease terms

Date Available:

### További információ

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

### Contact information

IMLIX ID: IX8.286.388



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