



## Charming Village Property with Outbuildings and Large Garden - €91395



### 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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Languages:	French
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 107,250.94

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Villefagnan
Irányítószám:	16240
Feladta:	2026. 03. 20.

### Leírás:

Situated in the heart of the village of Montjean, this spacious property offers four generously sized bedrooms, a range of outbuildings, and a large rear garden with dual access from both the front courtyard and the end of the garden.

The house is immediately habitable and benefits from oil-fired central heating. However, it would benefit from modernization throughout, including installation of double glazing, an updated sanitation system, and a new kitchen and bathroom making it an ideal project to tailor to your taste.

The substantial barns and outbuildings provide exceptional potential, whether for conversion into a gite, workshop, storage space, or even accommodation for a camping car.

Montjean is an active and welcoming village with a restaurant/bar, primary school, and post office, while the nearby towns of Villefagnan, Ruffec, and Sauze-Vaussais are all within easy driving distance.

### GROUND FLOOR:

Kitchen 20 m<sup>2</sup>, tiled floor, insert wood burner, and a pantry

Living room 29 m<sup>2</sup>, wooden floor, fireplace

Entrance hall 7 m<sup>2</sup>, tiled floor

WC 1.5 m<sup>2</sup>, tiled floor

Boiler room

Shower room 4 m<sup>2</sup>, tiled floor, shower, bidet, washbasin



Bedroom 20 m2, lino flooring

Hallway 4 m2, tiled floor

#### FIRST FLOOR:

Bedroom 19 m2, wooden floor

Bedroom 16 m2, carpet over wooden floor

Bedroom 17.5 m2, carpet over wooden floor

Landing 8 m2, wooden floor, wardrobe, washbasin

WC 1.5 m2, lino over wooden floor

#### EXTERIOR:

Front courtyard, large rear garden with independent vehicle access

Utility/laundry room, wine storehouse

Stable 70 m2 with attic

Open barn/hangar 50 m2

Stable 65 m2 with attic (roof redone 6 years ago)

Former Pigsty 20 m2

Garage for one car with attic

Small barn 30 m2 with attic

All on a plot of 2058m2

## Gyakori

Hálósobák:	4
Fürdőszobák:	1
Kész négyzetméter:	148 nm
Telekméret:	2058 nm
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Emeletek száma:	1
Orientation:	W

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://youtu.be/8I5sjT2QTy0>

## Contact information

IMLIX ID: IX8.286.392



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